CAPITAL REGION

Community Development District

June 12, 2025

MINUTES

Capital Region
Community Development District

475 West Town Place
Suite 114
St. Augustine, Florida 32092
District Website: www.mysouthwoodcdd.com

June 5, 2025

Board of Supervisors
Capital Region Community Development District

Dear Board Members:

The Audit Committee Meeting of the Board of Supervisors of the Capital Region Community Development District Boar is scheduled for **Thursday, June 12, 2025 at 6:30 p.m.** at the **SouthWood Community Center, 4675 Grove Park Drive, Tallahassee, Florida 32311.** Immediately following will be the regular business meeting.

Following is the advance agenda for the meeting:

Audit Committee Meeting

I. Roll Call

II. Review and Ranking of Proposals Received in Response to the RFP

III. Other Business

IV. Adjournment

Regular Meeting

I. Roll Call

II. Audience Comments *(regarding agenda items listed below)*

III. Organizational Matters
A. Appointment of New Supervisor to Fill Unexpired Term of Office (Seat 4, 11/2028)

B. Oath of Office for Newly Appointed Supervisor

C. Election of Officers, Resolution 2025-05

IV. Approval of Consent Agenda
A. Approval of the Minutes of the May 8, 2025, Meeting

B. Balance Sheet as of April 30, 2025, and Statement of Revenues & Expenditures for the Period Ending April 30, 2025

C. Allocation of Assessment Receipts

D. Check Register

V. Consideration of Committee Rankings of Proposals to Perform the Audit for Fiscal Year 2024

VI. Public Hearing Date to Adopt Rules, Rates, Fees and Charges, Resolution 2025-07

VII. Consideration of Proposals:
A. Apogee for Blair Stone Entry Signage

B. All-Pro for Four Oaks Landscaping

C. All-Pro for Unit 17 Tree Removal

VIII. Discussion Items:
A. Fiscal Year 2026 Approved Budget (adoption August 14, 2025)

B. Unit 2 Alleyway Utility Easement Encroachment

IX. Staff Reports

A. Attorney

B. Property Management
1. All Pro Reports

2. Operations Memorandum

3. Discussion of Request for Maple Ridge Site Furniture

4. Discussion of LDR-5 Site Furniture

5. Public Facilities Report

6. Special Use Application – July 4th Celebration

C. District Manager
1. Annual Form 1 Filing & Annual Ethics Training

2. Report on the Number of Registered Voters (3,883)

X. Supervisors Requests

XI. Audience Comments

XII. Next Scheduled Meeting: July 10, 2025 @ 6:30 p.m.

XIII. Adjournment

I look forward to seeing you at the meeting. If you have any questions, please feel free to call.

Sincerely,
Corbin deNagy
Corbin deNagy
District Manager

Community Interest:

A. Roadways – *Supervisor Urban*
B. Landscaping Conservation Areas –*Supervisor Rojas*
C. Parks and Recreation/Bike Paths/Trail System – *Supervisor Rojas*
D. Budget / Bond Refinancing – *Chairman Vogel*
E. HOA Coordination – *Supervisor Rojas*
F. City/County Coordination – *Supervisor Rojas*
G. Community Liaison – *Supervisor Burns*

SECOND ORDER OF BUSINESS

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Proposal to Provide Financial Auditing Services:

CAPITAL REGION
COMMUNITY DEVELOPMENT DISTRICT

Proposal Due: June 5, 2025
12:00PM

Submitted to:
Capital Region
Community Development District
c/o District Manager
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Submitted by:
Antonio J. Grau, Partner
Grau & Associates
1001 Yamato Road, Suite 301
Boca Raton, Florida 33431
Tel (561) 994-9299
(800) 229-4728
Fax (561) 994-5823
tgrau@graucpa.com
www.graucpa.com

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

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Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

June 5, 2025

Capital Region Community Development District
c/o District Manager
475 West Town Place, Suite 114
St. Augustine, Florida 32092

Re: Request for Proposal for Professional Auditing Services for the fiscal year ended September 30, 2025, with an option for four (4) additional annual renewals.

Grau & Associates (Grau) welcomes the opportunity to respond to the Capital Region Community Development District's (the "District") Request for Proposal (RFP), and we look forward to working with you on your audit. We are an energetic and robust team of knowledgeable professionals and are a recognized leader of providing services to Community Development Districts. As one of Florida's few firms to primarily focus on government, we are especially equipped to provide you an effective and efficient audit.

Government audits are at the core of our practice: **95% of our work is performing audits for local governments and of that 98% are for special districts.** With our significant experience, we are able to increase efficiency, to provide immediate and continued savings, and to minimize disturbances to your operations.

Why Grau & Associates:

Knowledgeable Audit Team

Grau is proud that the personnel we assign to your audit are some of the most seasoned auditors in the field. Our staff performs governmental engagements year-round. When not working on your audit, your team is refining their audit approach for next year's audit. Our engagement partners have decades of experience and take a hands-on approach to our assignments, which all ensures a smoother process for you.

Servicing your Individual Needs

Our clients enjoy personalized service designed to satisfy their unique needs and requirements. Throughout the process of our audit, you will find that we welcome working with you to resolve any issues as swiftly and easily as possible. In addition, due to Grau's very low turnover rate for our industry, you also won't have to worry about retraining your auditors from year to year.

Developing Relationships

We strive to foster mutually beneficial relationships with our clients. We stay in touch year-round, updating, collaborating, and assisting you in implementing new legislation, rules and standards that affect your organization. We are also available as a sounding board and assist with technical questions.

Maintaining an Impeccable Reputation

We have never been involved in any litigation, proceeding or received any disciplinary action. Additionally, we have never been charged with, or convicted of, a public entity crime of any sort. We are financially stable and have never been involved in any bankruptcy proceedings.

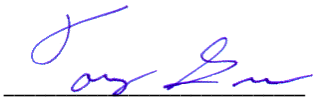
Complying With Standards

Our audit will follow the Auditing Standards of the AICPA, Generally Accepted Government Auditing Standards, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida, and any other applicable federal, state and local regulations. We will deliver our reports in accordance with your requirements.

This proposal is a firm and irrevocable offer for 90 days. We certify this proposal is made without previous understanding, agreement or connection either with any previous firms or corporations offering a proposal for the same items. We also certify our proposal is in all respects fair, without outside control, collusion, fraud, or otherwise illegal action, and was prepared in good faith. Only the person(s), company or parties interested in the project as principals are named in the proposal. Grau has no existing or potential conflicts and anticipates no conflicts during the engagement. Our Federal I.D. number is 20-2067322.

We would be happy to answer any questions or to provide any additional information. We are genuinely excited about the prospect of serving you and establishing a long-term relationship. Please do not hesitate to call or email either of our Partners, Antonio J. Grau, CPA (tgrau@graucpa.com) or David Caplivski, CPA (dcaplivski@graucpa.com) at 561.994.9299. We thank you for considering our firm's qualifications and experience.

Very truly yours,
Grau & Associates



Antonio J. Grau

Firm Qualifications

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Grau's Focus and Experience

Our Team



3 Partners

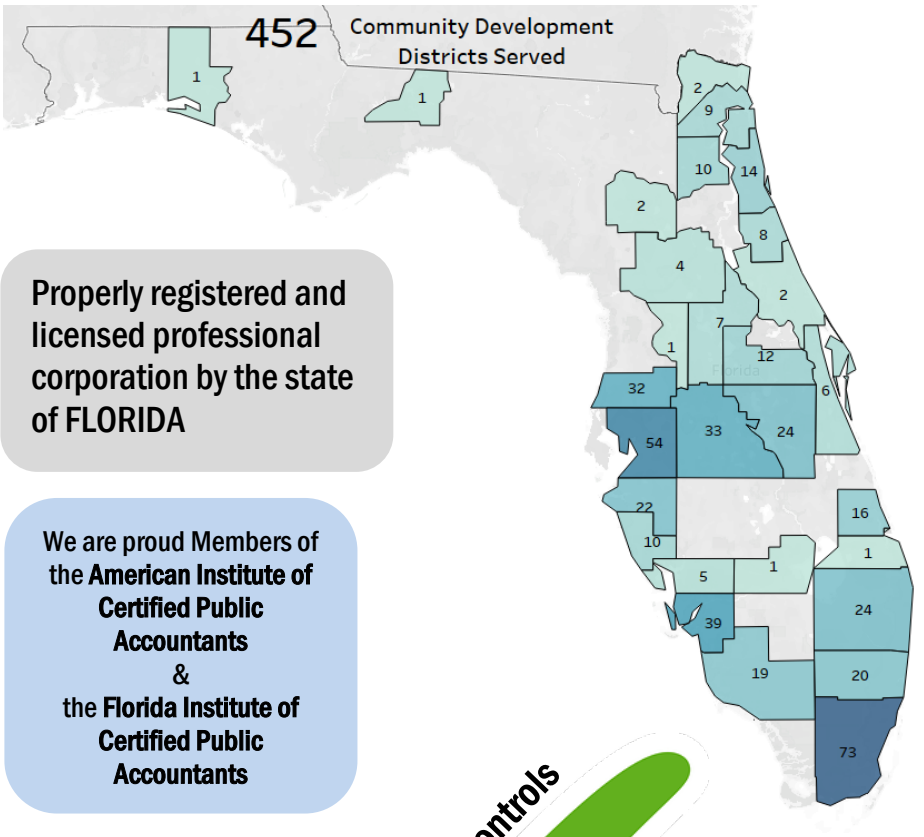
11 Professional Staff

2 Administrative Professionals



2005

Year founded

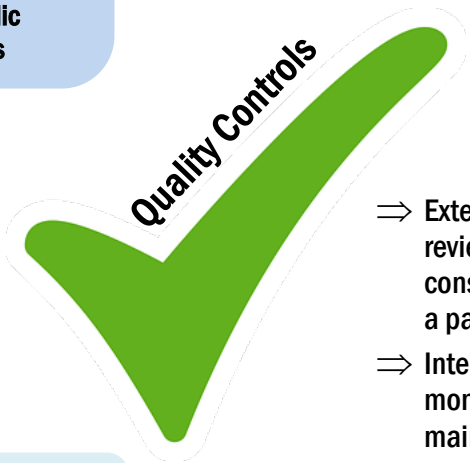


Properly registered and licensed professional corporation by the state of FLORIDA

We are proud Members of the **American Institute of Certified Public Accountants** & the **Florida Institute of Certified Public Accountants**

Services Provided





⇒ External quality review program: consistently receives a pass

⇒ Internal: ongoing monitoring to maintain quality



AICPA | FICPA | GFOA | FASD | FGFOA

See next page for report and certificate

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

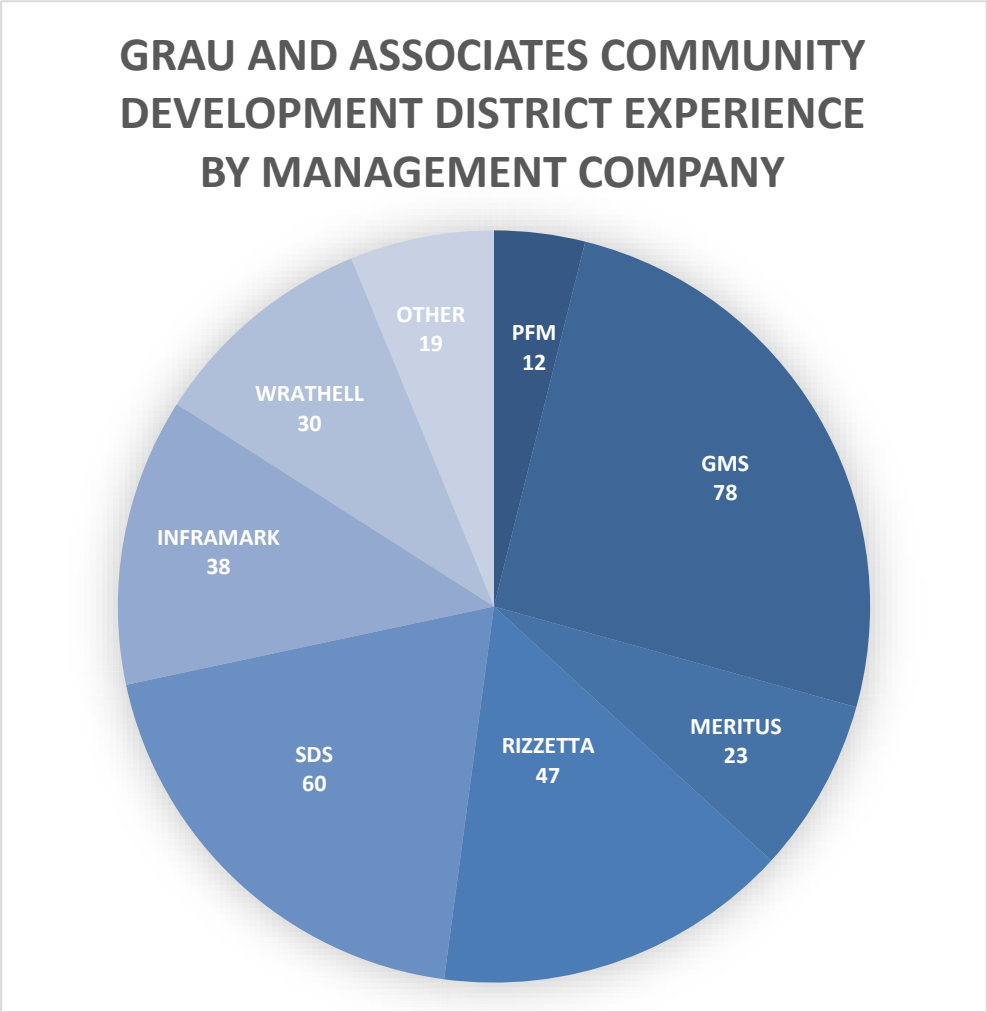
850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114 Review Number: 594791

Firm & Staff Experience

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS



Profile Briefs:

Antonio J GRAU, CPA (Partner)
Years Performing Audits: 35+
CPE (last 2 years): Government Accounting, Auditing: 24 hours; Accounting, Auditing and Other: 56 hours
Professional Memberships: AICPA, FICPA, FGFOA, GFOA

David Caplivski, CPA (Partner)
Years Performing Audits: 13+
CPE (last 2 years): Government Accounting, Auditing: 24 hours; Accounting, Auditing and Other: 64 hours
Professional Memberships: AICPA, FICPA, FGFOA, FASD

"Here at Grau & Associates, staying up to date with the current technological landscape is one of our top priorities. Not only does it provide a more positive experience for our clients, but it also allows us to perform a more effective and efficient audit. With the every changing technology available and utilized by our clients, we are constantly innovating our audit process."
- Tony Grau

"Quality audits and exceptional client service are at the heart of every decision we make. Our clients trust us to deliver a quality audit, adhering to high standards and assisting them with improvements for their organization."
- David Caplivski

YOUR ENGAGEMENT TEAM

Grau's client-specific engagement team is meticulously organized in order to meet the unique needs of each client. Constant communication within our solution team allows for continuity of staff and audit team. The Certified Information Technology Professional (CITP) Partner will bring a unique blend of IT expertise and understanding of accounting principles to the financial statement audit of the District.



The assigned personnel will work closely with the partner and the District to ensure that the financial statements and all other reports are prepared in accordance with professional standards and firm policy. Responsibilities will include planning the audit; communicating with the client and the partners the progress of the audit; and determining that financial statements and all reports issued by the firm are accurate, complete and are prepared in accordance with professional standards and firm policy.

The Engagement Partner will participate extensively during the various stages of the engagement and has direct responsibility for engagement policy, direction, supervision, quality control, security, confidentiality of information of the engagement and communication with client personnel. The engagement partner will also be involved directing the development of the overall audit approach and plan; performing an overriding review of work papers and ascertain client satisfaction.



Antonio 'Tony ' J. Grau, CPA
Partner

Contact: tgrau@graucpa.com | (561) 939-6672

Experience

For over 30 years, Tony has been providing audit, accounting and consulting services to the firm's governmental, non-profit, employee benefit, overhead and arbitrage clients. He provides guidance to clients regarding complex accounting issues, internal controls and operations.

As a member of the Government Finance Officers Association Special Review Committee, Tony participated in the review process for awarding the GFOA Certificate of Achievement in Financial Reporting. Tony was also the review team leader for the Quality Review of the Office of Management Audits of School Board of Miami-Dade County. Tony received the AICPA advanced level certificate for governmental single audits.

Education

University of South Florida (1983)
Bachelor of Arts
Business Administration

Clients Served (partial list)

(>300) Various Special Districts, including:

Bayside Improvement Community Development District
Dunes Community Development District
Fishhawk Community Development District (I,II,IV)
Grand Bay at Doral Community Development District
Heritage Harbor North Community Development District
St. Lucie West Services District
Ave Maria Stewardship Community District
Rivers Edge II Community Development District
Bartram Park Community Development District
Bay Laurel Center Community Development District

Boca Raton Airport Authority
Greater Naples Fire Rescue District
Key Largo Wastewater Treatment District
Lake Worth Drainage District
South Indian River Water Control

Professional Associations/Memberships

American Institute of Certified Public Accountants
Florida Institute of Certified Public Accountants
City of Boca Raton Financial Advisory Board Member
Florida Government Finance Officers Association
Government Finance Officers Association Member

Professional Education *(over the last two years)*

Course	***Hours***
Government Accounting and Auditing	24
Accounting, Auditing and Other	56
Total Hours	80 (*includes of 4 hours of Ethics CPE)*



David Caplivski, CPA/CITP, Partner

Contact : dcaplivski@graucpa.com / 561-939-6676

Experience

Grau & Associates	Partner	2021-Present
Grau & Associates	Manager	2014-2020
Grau & Associates	Senior Auditor	2013-2014
Grau & Associates	Staff Auditor	2010-2013

Education

Florida Atlantic University (2009)
Master of Accounting
Nova Southeastern University (2002)
Bachelor of Science
Environmental Studies

Certifications and Certificates

Certified Public Accountant (2011)
AICPA Certified Information Technology Professional (2018)
AICPA Accreditation COSO Internal Control Certificate (2022)

Clients Served *(partial list)*

(>300) Various Special Districts
Aid to Victims of Domestic Abuse
Boca Raton Airport Authority
Broward Education Foundation
CareerSource Brevard
CareerSource Central Florida 403 (b) Plan
City of Lauderhill GERS
City of Parkland Police Pension Fund
City of Sunrise GERS
Coquina Water Control District
Central County Water Control District
City of Miami (program specific audits)
City of West Park
Coquina Water Control District
East Central Regional Wastewater Treatment Facl.
East Naples Fire Control & Rescue District
Hispanic Human Resource Council
Loxahatchee Groves Water Control District
Old Plantation Water Control District
Pinetree Water Control District
San Carlos Park Fire & Rescue Retirement Plan
South Indian River Water Control District
South Trail Fire Protection & Rescue District
Town of Haverhill
Town of Hypoluxo
Town of Hillsboro Beach
Town of Lantana
Town of Lauderdale By-The–Sea Volunteer Fire Pension
Town of Pembroke Park
Village of Wellington
Village of Golf

Professional Education (over the last two years)

Course	**Hours**
Government Accounting and Auditing	24
Accounting, Auditing and Other	64
Total Hours	88 (*includes 4 hours of Ethics CPE)*

Professional Associations

Member, American Institute of Certified Public Accountants
Member, Florida Institute of Certified Public Accountants
Member, Florida Government Finance Officers Association
Member, Florida Association of Special Districts

References

We have included three references of government engagements that require compliance with laws and regulations, follow fund accounting, and have financing requirements, which we believe are similar to the District.

Dunes Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 1998
Client Contact	Darrin Mossing, Finance Director 475 W. Town Place, Suite 114 St. Augustine, Florida 32092 904-940-5850

Two Creeks Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2007
Client Contact	William Rizzetta, President 3434 Colwell Avenue, Suite 200 Tampa, Florida 33614 813-933-5571

Journey's End Community Development District

Scope of Work	Financial audit
Engagement Partner	Antonio J. Grau
Dates	Annually since 2004
Client Contact	Todd Wodraska, Vice President 2501 A Burns Road Palm Beach Gardens, Florida 33410 561-630-4922

Specific Audit Approach

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

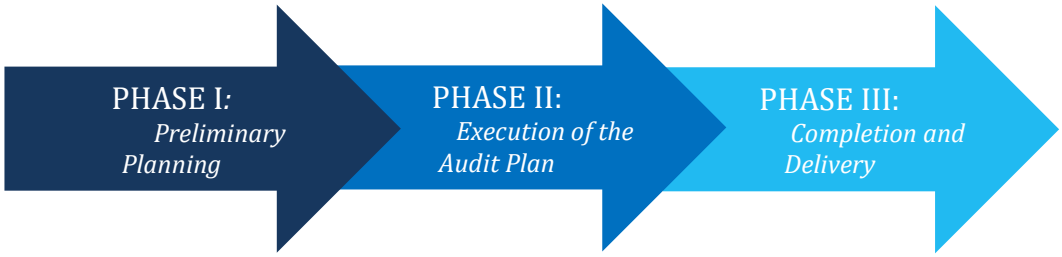
AUDIT APPROACH

Grau's Understanding of Work Product / Scope of Services:

We recognize the District is an important entity and we are confident our firm is eminently qualified to meet the challenges of this engagement and deliver quality audit services. ***You would be a valued client of our firm*** *and* ***we pledge to commit all firm resources to provide the level and quality of services (as described below) which not only meet the requirements set forth in the RFP but*** *will* ***exceed those expectations***. Grau & Associates fully understands the scope of professional services and work products requested. Our audit will follow the Auditing Standards of the AICPA, *Generally Accepted Government Auditing Standards*, issued by the Comptroller General of the United States, and the Rules of the Auditor General of the State of Florida and any other applicable Federal, State of Local regulations. **We will deliver our reports in accordance with your requirements.**

Proposed segmentation of the engagement

Our approach to the audit engagement is a risk-based approach which integrates the best of traditional auditing techniques and a total systems concept to enable the team to conduct a more efficient and effective audit. The audit will be conducted in three phases, which are as follows:



Phase I - Preliminary Planning

A thorough understanding of your organization, service objectives and operating environment is essential for the development of an audit plan and for an efficient, cost-effective audit. During this phase, we will meet with appropriate personnel to obtain and document our understanding of your operations and service objectives and, at the same time, give you the opportunity to express your expectations with respect to the services that we will provide. Our work effort will be coordinated so that there will be minimal disruption to your staff.

During this phase we will perform the following activities:

- Review the regulatory, statutory and compliance requirements. This will include a review of applicable federal and state statutes, resolutions, bond documents, contracts, and other agreements;
- Read minutes of meetings;
- Review major sources of information such as budgets, organization charts, procedures, manuals, financial systems, and management information systems;
- Obtain an understanding of fraud detection and prevention systems;
- Obtain and document an understanding of internal control, including knowledge about the design of relevant policies, procedures, and records, and whether they have been placed in operation;
- Assess risk and determine what controls we are to rely upon and what tests we are going to perform and perform test of controls;
- Develop audit programs to incorporate the consideration of financial statement assertions, specific audit objectives, and appropriate audit procedures to achieve the specified objectives;
- Discuss and resolve any accounting, auditing and reporting matters which have been identified.

Phase II – Execution of Audit Plan

The audit team will complete a major portion of transaction testing and audit requirements during this phase. The procedures performed during this period will enable us to identify any matter that may impact the completion of our work or require the attention of management. Tasks to be performed in Phase II include, but are not limited to the following:

- Apply analytical procedures to further assist in the determination of the nature, timing, and extent of auditing procedures used to obtain evidential matter for specific account balances or classes of transactions;
- Perform tests of account balances and transactions through sampling, vouching, confirmation and other analytical procedures; and
- Perform tests of compliance.

Phase III - Completion and Delivery

In this phase of the audit, we will complete the tasks related to year-end balances and financial reporting. All reports will be reviewed with management before issuance, and the partners will be available to meet and discuss our report and address any questions. Tasks to be performed in Phase III include, but are not limited to the following:

- Perform final analytical procedures;
- Review information and make inquiries for subsequent events; and
- Meeting with Management to discuss preparation of draft financial statements and any potential findings or recommendations.

You should expect more from your accounting firm than a signature in your annual financial report. Our concept of truly responsive professional service emphasizes taking an active interest in the issues of concern to our clients and serving as an effective resource in dealing with those issues. In following this approach, we not only audit financial information with hindsight but also consider the foresight you apply in managing operations.

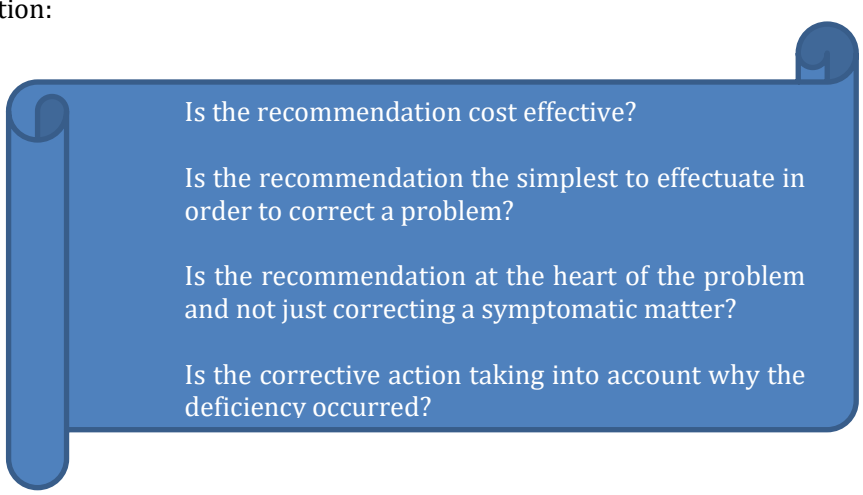
Application of this approach in developing our management letter is particularly important given the increasing financial pressures and public scrutiny facing today's public officials. We will prepare the management letter at the completion of our final procedures.

In preparing this management letter, we will initially review any draft comments or recommendations with management. In addition, we will take necessary steps to ensure that matters are communicated to those charged with governance.

In addition to communicating any recommendations, we will also communicate the following, if any:

- Significant audit adjustments;
- Significant deficiencies or material weaknesses;
- Disagreements with management; and
- Difficulties encountered in performing the audit.

Our findings will contain a statement of condition describing the situation and the area that needs strengthening, what should be corrected and why. Our suggestions will withstand the basic tests of corrective action:



To assure full agreement with facts and circumstances, we will fully discuss each item with Management prior to the final exit conference. This policy means there will be no "surprises" in the management letter and fosters a professional, cooperative atmosphere.

Communications

We emphasize a continuous, year-round dialogue between the District and our management team. We regularly communicate through personal telephone calls and electronic mail throughout the audit and on a regular basis.

Our clients have the ability to transmit information to us on our secure client portal with the ability to assign different staff with separate log on and viewing capability. This further facilitates efficiency as all assigned users receive electronic mail notification as soon as new information has been posted into the portal.

Cost of Services

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

Our proposed all-inclusive fees for the financial audit for the fiscal years ended September 30, 2025-2029 are as follows:

Year Ended September 30,	Fee
2025	$4,800
2026	$4,900
2027	$5,000
2028	$5,100
2029	$5,200
TOTAL (2025-2029)	**$25,000**

The above fees are based on the assumption that the District maintains its current level of operations. Should conditions change or Bonds are issued the fees would be adjusted accordingly upon approval from all parties concerned.

Supplemental Information

Grau & Associates
CERTIFIED PUBLIC ACCOUNTANTS

PARTIAL LIST OF CLIENTS

SPECIAL DISTRICTS	Governmental Audit	Single Audit	Utility Audit	Current Client	Year End
Boca Raton Airport Authority	✓	✓		✓	9/30
Captain's Key Dependent District	✓			✓	9/30
Central Broward Water Control District	✓			✓	9/30
Collier Mosquito Control District	✓			✓	9/30
Coquina Water Control District	✓			✓	9/30
East Central Regional Wastewater Treatment Facility	✓		✓		9/30
Florida Green Finance Authority	✓				9/30
Greater Boca Raton Beach and Park District	✓			✓	9/30
Greater Naples Fire Control and Rescue District	✓	✓		✓	9/30
Green Corridor P.A.C.E. District	✓			✓	9/30
Hobe-St. Lucie Conservancy District	✓			✓	9/30
Indian River Farms Water Control District	✓			✓	9/30
Indian River Mosquito Control District	✓				9/30
Indian Trail Improvement District	✓			✓	9/30
Key Largo Wastewater Treatment District	✓	✓	✓	✓	9/30
Lake Asbury Municipal Service Benefit District	✓			✓	9/30
Lake Padgett Estates Independent District	✓			✓	9/30
Lake Worth Drainage District	✓			✓	9/30
Lealman Special Fire Control District	✓			✓	9/30
Loxahatchee Groves Water Control District	✓				9/30
Old Plantation Water Control District	✓			✓	9/30
Pal Mar Water Control District	✓			✓	9/30
Pinellas Park Water Management District	✓			✓	9/30
Pine Tree Water Control District (Broward)	✓			✓	9/30
Pinetree Water Control District (Wellington)	✓				9/30
Port of The Islands Community Improvement District	✓		✓	✓	9/30
Ranger Drainage District	✓	✓		✓	9/30
Renaissance Improvement District	✓			✓	9/30
San Carlos Park Fire Protection and Rescue Service District	✓			✓	9/30
Sanibel Fire and Rescue District	✓				9/30
South Central Regional Wastewater Treatment and Disposal Board	✓				9/30
South Indian River Water Control District	✓	✓		✓	9/30
South Trail Fire Protection & Rescue District	✓			✓	9/30
Spring Lake Improvement District	✓			✓	9/30
St. Lucie West Services District	✓		✓	✓	9/30
Sunrise Lakes Phase IV Recreation District	✓			✓	9/30
Sunshine Water Control District	✓			✓	9/30
Sunny Hills Units 12-15 Dependent District	✓			✓	9/30
West Villages Improvement District	✓			✓	9/30
Various Community Development Districts (452)	✓			✓	9/30
TOTAL	**491**	**5**	**4**	**484**	

ADDITIONAL SERVICES

CONSULTING / MANAGEMENT ADVISORY SERVICES

Grau & Associates also provide a broad range of other management consulting services. Our expertise has been consistently utilized by Governmental and Non-Profit entities throughout Florida. Examples of engagements performed are as follows:

- Accounting systems
- Development of budgets
- Organizational structures
- Financing alternatives
- IT Auditing
- Fixed asset records
- Cost reimbursement
- Indirect cost allocation
- Grant administration and compliance

ARBITRAGE

The federal government has imposed complex rules to restrict the use of tax-exempt financing. Their principal purpose is to eliminate any significant arbitrage incentives in a tax-exempt issue. We have determined the applicability of these requirements and performed the rebate calculations for more than 150 bond issues, including both fixed and variable rate bonds.

73 Current Arbitrage Calculations

We look forward to providing Capital Region Community Development District with our resources and experience to accomplish not only those minimum requirements set forth in your Request for Proposal, but to exceed those expectations!

For even more information on Grau & Associates please visit us on www.graucpa.com.

THIRD ORDER OF BUSINESS

A.



Jillian Green

3049 Dickinson Drive
Tallahassee, FL 32311

561.704.1664

jhollygreen@gmail.com

www.linkedin.com/in/jilliangreen2022

April 30, 2025

Sarah Sweeting
CDD Recording Secretary
Capital Region CDD

3196 Merchants Row Suite 130
Tallahassee, FL 32311

Dear Board of Supervisors,

I am thrilled to submit my resume to apply for the vacant seat on the Board of Supervisors for the Capital Region Community Development District (CDD).

While I am a born and raised Floridian and Palm Beach county native, the majority of my residence has been spent in Leon county. I arrived in Tallahassee in 2009 to complete my Bachelor's degree with Florida State University. Shortly after graduation, I realized that I wanted to continue to call Tallahassee "home" and started a career with the State of Florida.

I always admired the Southwood community and had a personal goal to live there one day. While working in the state agencies surrounding the area, I often found myself enjoying the nearby outdoor oasis on my breaks. Between the aesthetics that reminded me of South Florida and the canopied atmosphere that reminded me of my journey to become an FSU Seminole, my passion was fueled to become a Southwood resident.

As a Specified State Employee as defined in Section 112.3145(1)(b), Florida Statutes, I have been an acting steward of State of Florida tax payers' dollars for years. I understand and appreciate the importance of the management of these funds, and it would be an honor to serve on the Board.

Thank you for your consideration!

Sincerely,
Jillian Green

Jillian Green

Director of Procurement
& Shared Initiatives

(561) 704 1664

jhollygreen@gmail.com

FL Contract managed

- Ambitious state government professional with the desire to advance a unique skill set acquired as an eProcurement advocate, agency customer stakeholder, contract manager, and strategic PMP. My expertise and career with the State of Florida propel my holistic perspective to drive innovation and change management.
- Talented professional considered as a knowledgeable leader and dedicated problem solver. Brings ten years of valuable expertise pioneering state objectives.
- Collaborative leader dedicated to partnering with coworkers to promote an engaged, empowering work culture. Documented strengths in building and maintaining relationships with a diverse range of stakeholders in dynamic, fast-paced settings.

Work History

2025-09 – Current

Director, Procurement & Shared Initiatives

State of Florida Board of Governors, Tallahassee, FL

- Serves as the primary source of all procurement operations for the Florida state agency, the Board of Governors including insight over operations of travel, Pcard, contract management, and finance & accounting.
- Directs the activities of the Shared Initiatives program that collaborates on shared contracts across the 12 public state of Florida universities.

2019-06 – 2024-09

MFMP Program Manager

State of Florida Department of Management Services, Tallahassee, FL

- Served as the Contract Manager per statute requirements.
- Coached team members on productivity strategies to accomplish challenging goals and ad hoc expectations.
- Established milestones and objectives for On-Premise to Cloud solution implementation project based on input from functional areas and stakeholders.
- Researched industry best practices in support of training development and program content.
- Demonstrated strong writing and presentation skills to develop an annual Communications & Training Plan for the program.
- Applied program management strategic and agile methods, practices, and execution during the implementation project.

- Made key design decisions and devised creative solutions to critical customer and end-user needs.
- Engaged and worked alongside cross-functional stakeholders throughout the state to manage strategic initiatives.
- Participated in vendor selection and management process for project initiatives.
- Collaborated with business leadership to set priorities based on business needs, resource capacity, and risk exposure.
- Identified program obstacles and communicated possible impacts to stakeholders with change management.
- Provided excellent contract management oversight by developing and maintaining an unprecedented Service Level Expectation (SLE) and deliverable verification process.
- Managed and supervised administrative and daily program operations, complying with policies and regulations.
- Devised prototype demonstrations for the Next Generation application to make key design decisions based on feedback and results from key stakeholders.
- Met with project stakeholders on weekly basis to assess progress and adjust project implementation.
- Addressed and resolved technical, financial, and operational concerns by working with team members and directors.
- Served as a Subject Matter Expert on the negotiations of the Next Generation MyFloridaMarketPlace Contract.

2015-12 - 2019-06

Business Analyst/Specialist

State of Florida Department of Management Services, Tallahassee, FL

- Management and oversight of the Buyer application for the State of Florida.
- Stakeholder utilization support for the use of all state eProcurement applications available.
- Verification of contractual SLEs and Deliverables.
- Streamlined state contracts in state eProcurement.
- Conducted interviews with key business users to collect information on business processes and user requirements.
- Applied honed problem-solving skills to analyze and resolve issues impacting business operations and goal achievement.
- Analyzed key aspects of business to evaluate factors driving results and summarized into presentations.
- Improved business direction by prioritizing customers and implementing changes based on collected feedback.

- Performed gap analysis to identify areas of improvement.
- Collaborated with stakeholders to define project objectives and criteria.
- Generated business intelligence reports to inform strategic decision-making.
- Interacted with internal customers to understand business needs and translate into requirements and project scope.
- Identified patterns and trends in large data sets and provided actionable insights.
- Collaborated with stakeholders to identify business needs and data sources.

2014-07 - 2015-12

Purchasing Specialist

State of Florida Department of Management Services, Tallahassee, FL

- Procurement Officer of competitive solicitations including Invitations to Bid (ITB), Requests for Proposals (RFP), and Invitations to Negotiate (ITN).
- Training content development for applicable procurement-related activities including within the department's learning management system.
- Served as the Certified Minority Business Coordinator for the department.
- Reviewed and reconciled purchase requisitions for Central Purchasing office approval.
- Negotiated contracts and agreements with suppliers to achieve best pricing, terms, and value.

Education

2013-05 - 2013-05

Bachelor of Science: Social Science

Florida State University - Tallahassee, FL

Honor Roll

2009-05 - 2009-05

Associate of Arts: Arts

Palm Beach Community College - Lake Worth, FL

Dean's List

- Honor Roll - 3.6/4.0 GPA
- Florida Medallion Scholarship Recipient
- PTK Honor Society Member
- cum laude graduate

Skills

Strategic Planning & Stakeholder Management	Excellent
Procurement & Negotiation	Excellent
Program leadership	Excellent
Performance monitoring	Excellent
Electronic and communication systems	Excellent
Cross functional Team Builder	Excellent

Certifications

2022-01	PMP - Project Management Professional **(Credential ID: 3202530)**
2020-07	Certified Public Manager, Florida State University
2015-07	Florida Certified Contract Manager **(Credential ID: 1370-19082)**

VALERIE REGLAT

[redacted] City: [redacted]allahassee, Florida Email: [redacted]

EXECUTIVE SUMMARY

Results-driven business operations manager with proven expertise in enhancing operational efficiencies and implementing strategic changes. Committed to adding value to organizations through meticulous strategic management, analytical thinking, and robust business analysis skills.

SKILLS AND EXPERTISE

- Strategic & Operational Leadership
- Business Process Optimization
- Financial Reporting & Budget Management
- Project & Program Management
- Policy Development & Implementation
- Change Management & Stakeholder Engagement
- Human Resource Management

PROFESSIONAL EXPERIENCE

Division of Service Operations, Department of Business and Professional Regulation
Deputy Director- Division, January 2024 – Present
Manage the Quality Assurance, Customer Satisfaction Survey, Public Record Request, and Customer Advocacy Programs. Assists on special projects and provide recommendations to enhance productivity and quality. Optimize business processes to improve efficiency across the division. The Division of Service Operations services over 1.7 million licensees and handles consumer inquires through the Customer Contact Center.

Division of Retirement, Department of Management Services
Deputy Director- Technology and Support Services, June 2022 – January 2024
Directed strategic planning and operations for Research, Education & Training, Contact Center, Business Support Services functions (budget, HR, procurement, contracts, financial reporting) and Technology Services (IT procurements, implementation, budget, contract management). Led cross-functional projects, achieving IT modernizations and cost savings through streamlined processes. Ensured compliance with agency performance goals and state regulations. The Florida Retirement System, the nation's fourth-largest state retirement system, serves over 1.2 million active and retired employees, distributing $12.5 billion in retiree benefits annually.

Division of Retirement, Department of Management Services
Bureau Chief, Business Support Services, September 2019 – June 2022
Managed administrative operations, including human resource operations, financial reporting, budgeting at division level, contract management, procurements, and property management. Strategized operational efficiencies and led special projects to ensure workflow. Division had a total budget of $26 billion.

Division of Rehabilitation and Liquidation, Florida Department of Financial Services
Director of Estate Management/ Deputy Receiver, July 2015 – September 2019
Directed implementation of project management software for improved collaboration. Supervised audit activities for quality control and developed management and audit policies. Awarded the 2018 Florida Tax Watch Award for project management program implementation.

Bureau of Life & Health Financial Oversight, Florida Office of Insurance Regulation
Financial Administrator- Managed Care Entities, May 2014 – July 2015
Set section objectives aligned with agency mission, guided financial analysis, and oversaw review of regulated entities. Directed the review and analysis of Certificate of Authority applications, mergers, and acquisitions.

Bureau of Life & Health Financial Oversight, Florida Office of Insurance Regulation
Financial Examiner and Analyst Supervisor- Insurance Companies, June 2008 – April 2014
Led a team of financial analysts reviewing financial statements and regulatory compliance. Collaborated with companies and legal teams to resolve issues for financially troubled entities, creating corrective action plans. Oversaw the analysis of Certificate of Authority applications for mergers and acquisitions. Monitored NAIC activities and contributed to work groups and task forces.

Previous Positions

- Financial Examiner/ Analyst II, Bureau of Life & Health Financial Oversight, FL OIR
- Insurance Examiner II, Bureau of Life & Health Financial Oversight, FL OIR
- Actuary Technician, Bureau of Property & Casualty Forms and Rates, FL OIR
- Regulatory Consultant, Division of Agency & Agent Services, FL DFS
  - Awarded the merit-based 2003 Lump Sum Bonus for work above and beyond assigned duties.
- Actuarial Technician, Actuarial & Underwriting Services Dept., Fidelity Security LIC
- Contract Analyst, Contracts & Compliance Department, Fidelity Security LIC
- Insurance Specialist- Licensing, Division of Agency & Agent Services, FL DFS
- Workers' Compensation Examiner, Division of Risk Management, FL DFS

EDUCATION & CERTIFICATIONS

Florida Certified Contract Negotiator (FCCM)
June 2024 - present

PMI Agile Certified Practitioner (PMI-ACP)
December 2022 - present

Florida Certified Public Manager (CPM)
July 2021 - present

Florida Certified Contract Manager (FCCM)
August 2017 - present

Professional Project Management Professional (PMP)
June 2019 - present

Graduate Certificate in Project Management, FSU
School of Communications- May 2017

Professional, Insurance Regulation (PIR)
National Association of Insurance Commissioners - 2009

Fellow, Life Management Institute (FLMI)
Life Office Management Association - 2002

Assoc., Insurance Regulation & Compliance (AIRC)
Life Office Management Association - 1999

Florida Insurance Agent
215 – Life, Health & Variable Annuity
August 1991- present

Fort Hays State University
Bachelor Of Arts, Psychology- December 1988

William W. Miller, PMP

Tallahassee, FL • trailbster@yahoo.com • (850) 251-1240

SUMMARY

High energy manager, successful in building and motivating dynamic teams, who cultivates a company culture, as well as contributing new ideas that drive organizational growth.

EDUCATION

University of West Florida
Master's in Public Administration — August 2021

Barry University — Tallahassee, FL
Bachelor of Science in Legal Studies
August 2008

EXPERIENCE

Florida Department of Health — Tallahassee, Fl
Senior Project Manager — 2024-Present

- Successfully manages multiple projects simultaneously, consistently delivering on time and within budget.
- Developed and implemented: project plans, timelines, and budgets, resulting in a 15% improvement in project efficiency.
- Led cross-functional teams: to achieve project goals, fostering collaboration and communication.
- Identified and mitigated: project risks, ensuring successful project delivery.
- Utilized project management methodologies: (e.g., Agile, Waterfall) to streamline project processes.

Department of Management Services — Tallahassee, FL
Customer Service Manager — 2021 - 2024

- Work with Tenants on internal project management
- Review workflow and develop efficient improvements in changing tenant environment
- Work alongside Tenants to solve issues within organizational managed facilities
- Analyze monthly safety reports, and develop trainings to improve safety

Florida Fish and Wildlife Conservation Commission — Tallahassee, FL
Safety Program Manager — 2018 - 2021

- Analyzed monthly Origami reports to track workman's compensation claims
- Developed trend analysis reports, identifying trends in workman's compensation claims
- Reviewed safety inspections conducted throughout Florida
- Conducted educational training for staff regarding safety
- Reviewed Department of Financial Services bi-yearly reports, to then make recommendations to business leadership teams

Florida Department of Health — Tallahassee, FL
Safety Officer — 2016 - 2018

- Managed the safety program for the department
- Held state-wide conference calls with safety committee members
- Held quarterly safety meetings with local safety coordinators
- Analyzed monthly Origami reports to track workman's compensation claims
- Conducted educational trainings for staff regarding safety

Florida Department of Health — Tallahassee,
Facility Manager — 2015 - 2016

- Managed team of 11 professionals
- Served as a mentor to junior team members

- Completed weekly risk-based inspections at 12 different organizational buildings
- Worked alongside external stakeholders managing various projections within the department

Coca-Cola Tallahassee, FL

Area Merchandising Manager 2011 - 2015

- Initiated program that standardized employee training and led to increase in customer satisfaction by 8%
- Increased profits by developing, initiating, and managing a payroll system using flex hours and personnel
- Developed an incentive performance plan that motivated staff and resulted in 6% sales increase
- Defined strategy and business plan for large store accounts
- Supervised, trained, and directed the work of 30 staff members, and 150 store accounts between 2013 and 2015

AREAS OF EXPERTISE

Collaboration with internal and external stakeholders	Creativity	Efficient in the workplace
Customer service driven	Managing priorities	Servant leadership
Ability to establish effective working relationships	Decision making	Result driven

SKILLS

Excellent communication	Teamwork	Build confidence
Dependable	Motivate others	Leadership
Problem solving	Ability to work under pressure	Highly organized

CERTIFICATIONS

Project Management Professional	Project Management Institute	2021-Current
Florida Certified Contract Manager	Department of Managament Services	2024
Certified Paralegal	The Paralegal Association	2010 (Lapsed)

C.

RESOLUTION 2025-05

A RESOLUTION DESIGNATING OFFICERS OF THE CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the Capital Region Community Development District at a regular business held on June 12, 2025 desires to elect the below recited persons to the offices specified.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT:

1. The following persons were elected to the offices shown, to wit:

_____	Chairman
_____	Vice-Chairman
Corbin deNagy	Secretary
James Oliver	Treasurer
Darrin Mossing	Assistant Treasurer(s)
Patti Powers	
Marilee Giles	
Daniel Laughlin	
Corbin deNagy	
Matt Biagetti	
Marilee Giles	Assistant Secretary(s)
Daniel Laughlin	
Darrin Mossing	
James Oliver	
Matt Biagetti	
_____	
_____	
_____	

PASSED AND ADOPTED THIS 12TH DAY OF JUNE, 2025.

_____
Chairman / Vice Chairman

_____
Secretary / Assistant Secretary

FOURTH ORDER OF BUSINESS

A.

MINUTES OF MEETING
CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Capital Region Community Development District was held Thursday, May 8, 2025 at 6:30 p.m. at the Southwood Community Center, 4675 Grove Park Drive, Tallahassee, Florida.

Present and constituting a quorum were:

Matthew Vogel	Chairman
Chuck Urban	Vice Chairman
Susan Burns	Supervisor
Kyle Rojas	Supervisor

Also present were:

Corbin deNagy	District Manager
Sarah Sandy	District Counsel
Robert Berlin	Operations Manager – GMS
Chrissy Barber	All Pro
Robin Barber	All Pro
Kim Bishop	All Pro
Connier Vernick	HOA
Jillian Green	Applicant for Open Seat 4
William Miller	Applicant for Open Seat 4
Valerie Reglat	Applicant for Open Seat 4
Several Residents	

The following is a summary of the actions taken at the May 8, 2025 meeting.

FIRST ORDER OF BUSINESS **Roll Call**

Mr. Vogel called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS **Audience Comments**

There being none, the next item followed.

THIRD ORDER OF BUSINESS **Organizational Matters**

A. Appointment of New Supervisor to Fill Unexpired Term of Office (Seat4, 11/2008)

B. Oath of Office for Newly Appointed Supervisor

C. Election of Officers, Resolution 2025-05

Applicants for the Open Seat #4, Jillian Green, William Miller, and Valerie Reglat, introduced themselves to the Board. Each applicant was asked about what they thought the CDD's roles and responsibilities are. After discussion, the Board decided to evaluate each candidate and decide on the appointment at the next meeting.

FOURTH ORDER OF BUSINESS Approval of Consent Agenda

- **A. Approval of the Minutes of the April 10, 2025 Meeting**
- **B. Balance Sheet as of March 31, 2025 and Statement of Revenues & Expenditures for the Period Ending March 31, 2025**
- **C. Allocation of Assessments**
- **D. Check Register**

On MOTION by Mr. Urban seconded by Mr. Rojas with all in favor the consent agenda items were approved.

FIFTH ORDER OF BUSINESS Acceptance of Minutes of the April 10, 2025 Audit Committee Meeting

On MOTION by Mr. Vogel seconded by Mr. Rojas with all in favor the audit committee meeting minutes of April 10, 2025 were accepted.

SIXTH ORDER OF BUSINESS Consideration of Agreement with Leon County Tax Collector

On MOTION by Mr. Rojas seconded by Ms. Burns with all in favor the agreement with the Leon County tax collector was approved.

SEVENTH ORDER OF BUSINESS Consideration of Landscape & Irrigation Maintenance Services Proposal

Mr. deNagy stated all of the Board members had been provided a copy of All-Pro's proposal. Ms. Sandy stated as the Board was aware the District issued an RFP for landscape services, received 2 inquiries for the project manual, and ultimately only received one proposal, which was from the District's current vendor, All Pro. Ms. Sandy stated she reviewed the proposal to ensure the proposal was responsive and met all mandatory requirements from the RFP Project Manual; therefore, the Board could approve All Pro's proposal and award the contract to them or reject the proposal if it determined it was not in the best interest of the District to move forward with it. Discussion by the Board ensued.

> On MOTION by Ms. Burns seconded by Mr. Rojas with all in favor the agreement for landscape and irrigation maintenance services with All Pro in the amounts of $1,222,565.28 (Annual Total, Year 1), $1,259,242.24 (Annual Total, Year 2), $1,297,019.51 (Annual Total, Year 3), $1,335,930.09 (Annual Total, Year 4), and $1,376,008.00 (Annual Total, Year 5) was approved.

Ms. Sandy also noted that All Pro had requested their bid bond be returned. Board provided consensus it was ok with returning the bid bond at this time.

EIGHTH ORDER OF BUSINESS Discussion Items

A. Unit 2 Alleyway Utility Easement Encroachment

Mr. deNagy stated there is a property in the alleyway that recently put in a fence that is outside the setback encroaching into the City's utility easement and CDD alley way. The board gave staff direction at April meeting to work with the city code enforcement who did go out and issued a voluntary compliance notice and talked to the homeowner. When they went onsite they observed that the neighbor's fence next to them is also encroaching into the CDD alley way and gave them a notice as well. Mr. deNagy reported after working with the City District staff had two options on how the District could move forward. Option 1 was the City was ok with closing out the voluntary compliance notice subject to two corrective actions, first the homeowners maintaining a two-foot minimum clearance around the light pole, and the second action would be requiring the homeowners to sign an easement encroachment document with the CDD. The City was looking for the District's buy in on this option and Counsel can prepare an easement encroachment and this will be encompassed together so there is no confusion between the city, homeowner and district. Ms. Sandy also noted that under this option the City also stated it would reserve the right to remove any portion of fences located within the easement, at the homeowners

expense, if the City needed access. Option 2 is the Board inform Code enforcement that it was not ok with allowing the fences to stay on the District's property and ask Code enforcement to continue to pursue full removal of the fences; however, ultimately this option would defer to the City to pursue from there.

After discussion Mr. deNagy was directed to contact the code enforcement officer to hold off until and he and Mr. Rojas meet with the homeowner and they will report back at the next meeting.

B. Unit 50 Trees

Mr. deNagy stated there were 71 trees planted in Unit 50 and 47 have died and were recently removed, and we will look to do some tree replacement this fall and try to get something more suitable to that soil.

NINTH ORDER OF BUSINESS Fiscal Year 2026 Proposed Budget

A. Review of Fiscal Year 2026 Proposed Budget

Mr. deNagy gave an overview of the proposed 2026 general fund budget that reflects a 5.9% increase, which is mainly driven by the increase in landscape and irrigation maintenance. I'm waiting for confirmation from the city that they will no longer charge the stormwater operating fees but those have been removed from the budget. The District has been paying approximately $16,000 every three years for the stormwater operating permits. For reference, a 5.9% increase for a one-acre lot is $58.52 on an annual basis and a 30-foot lot is $16.37 on an annual basis. The Catholic School's O&M portion is not included. We can talk about that now. For reference, if the Catholic School's O&M assessment is not waived, their O&M assessment would be approximately $13,500.

Mr. Vogel questioned if the O&M assessment could be phased in over the next few years.

Mr. Urban questioned if we could exempt the O&M assessment for Fiscal Year 2026 with the intention that this will be the last year.

Mr. Rojas stated this has come before the board all the time. I'm not in favor of giving the tax exemption anymore because we are raising taxes on taxpayers in Southwood.

Ms. Burns stated we have the printout from the school and it does not prove that they are in need of $13,500, they have substantial amounts of money. This community has been gracious with this school for a lot of years and it is time they stand on their own.

> Mr. Urban moved to exempt the Catholic High School from the fiscal year 2026 assessment and Mr. Vogel seconded the motion and on voice vote with Mr. Urban and Mr. Vogel in favor and Ms. Burns and Mr. Rojas against the motion failed.

B. Consideration of Resolution 2025-06 Approving the Proposed Budget for Fiscal Year 2026 and Setting a Public Hearing Date to Adopt (08/14/25)

Ms. Sandy stated that the assessment exemption for the Catholic School has been granted on a year-by-year basis in the past; therefore, without approval by the Board to grant the exemption for FY 2025-2026, the version of the budget and assessments that would be presented to the Board for approval tonight would have to include an O&M Assessment on the Catholic School.

> On MOTION by Mr. Rojas seconded by Ms. Burns with all in favor Resolution 2025-06 approving the proposed fiscal year 2026 budget, subject to updating the budget to include O&M assessments for the Catholic High School, and setting the public hearing for August 14, 2025 was approved.

TENTH ORDER OF BUSINESS **Consideration of Work Authorization No. 13 for AtkinsRealis USA, Inc.**

Mr. deNagy stated they are going to update the map and help us with the Unit 10 alleyways. The fees are not to exceed $30,000.

> On MOTION by Mr. Rojas seconded by Mr. Urban with all in favor work authorization no. 13 with AtkinsRealis USA, Inc. was approved.

ELEVENTH ORDER OF BUSINESS **Staff Reports**

A. Attorney

There being none, the next item followed.

B. Property Management Report

1. All Pro Reports

A copy of the All Pro reports was included in the agenda package.

2. Operations Memorandum

A copy of the operations memorandum was included in the agenda package.

3. Discussion of Request for Maple Ridge Site Furniture

This item tabled.

4. Reminder to File Form 1 and Annual Ethics Training

Mr. deNagy stated this is your reminder to file the form 1 due July 1st and the ethics training needs to be completed by December 31st.

C. Manager

Mr. deNagy stated I got a call from the city today about the development in Town Center and they asked about alleyway ownership and maintenance. It was not shown on the preliminary site plan that the CDD maintains the alleyways. This is going to come to the DRC meeting Monday, and I understand they are going to ask the developer that question.

Mr. Rojas stated the last few developments that have come into SouthWood, Premier and Maple Ridge, it seems we are having to pick up the slack that the developer didn't take care of. I want to make sure whoever the developer is we are looking at everything so we don't have to go back and spend taxpayer money to fix a terrible job. Although we don't have a lot of say the City of Tallahassee does listen to us.

TWELFTH ORDER OF BUSINESS Supervisor's Requests

There being none, the next item followed.

THIRTEENTH ORDER OF BUSINESS Audience Comments

Ms. Barber stated I want to thank you for trusting us to take care of the neighborhood. We live here as well.

A resident stated all these trees grow more and more and we don't maintain them very well. One of my pet peeves is mistletoe and homeowners aren't going to pay to have the tree stripped of mistletoe. Somebody ought to take it out of there or the tree is going to die. I think you ought to budget to take care of the trees.

Mr. Barber stated you are responsible for the trees in front of your house.

A resident stated last month I proposed placing some high-end small footprint gym equipment along one of our paths. I sent you a digital copy of some of the information I was able to obtain from a vendor. Two proposals were in the $77,000 range the third one was in the low $30,000 range. This proposal is much more in line with what I was thinking versus the $77,000.

Mr. Rojas stated I talked to Kevin with the HOA the other day and they created an enhancement committee and raised the HOA fees with a goal of adding amenities. Kevin thought it was a great idea and he thought the quotes were a little high. The HOA had priced it out but they don't have land. They already have $120,000 in a savings account and you want to do something. He is excited and thinks it is a joint project we can work on with the HOA where we will find land and lease it to them that way we don't have to raise assessments or take from our reserves.

FOURTEENTH ORDER OF BUSINESS **Next Scheduled Meeting – June 12, 2025 at 6:30 p.m. at the Southwood Community Center**

Mr. Vogel stated the next meeting is scheduled for June 12, 2025 at 6:30 p.m. in the same location.

The meeting adjourned at 8:27 p.m.

_____ _____

Secretary/Assistant Secretary Chairman/Vice Chairman

B.

Capital Region

Community Development District

Unaudited Financial Reporting

April 30, 2025

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9-10	Month to Month
11-12	Long Term Debt Report
13	Assessment Receipt Schedule

Capital Region
Community Development District
Combined Balance Sheet
April 30, 2025

	General Fund	Debt Service Fund	Capital Reserve Fund	Totals Governmental Funds
Assets:				
Cash:				
Operating Account	$ 13,591	$ -	$ -	$ 13,591
Capital Reserve Account	-	-	1,074	1,074
Investments:				
State Board of Aministration (SBA)	1,290,406	-	570,688	1,861,094
Series 2013				
Revenue	-	766,439	-	766,439
Prepayment	-	35,462	-	35,462
Series 2018A1				
Reserve	-	605,783	-	605,783
Revenue	-	1,008,111	-	1,008,111
Prepayment	-	230,895	-	230,895
Series 2018A2				
Reserve	-	133,855	-	133,855
Revenue	-	273,556	-	273,556
Prepayment	-	33,157	-	33,157
Series 2021				
Revenue	-	356,239	-	356,239
Prepaid Expenses	91,437	-	-	91,437
Total Assets	**$ 1,395,434**	**$ 3,443,498**	**$ 571,762**	**$ 5,410,693**
Liabilities:				
Accounts Payable	$ 21,584	$ -	$ -	$ 21,584
Accrued Expenses	7,955	-	-	7,955
Total Liabilites	**$ 29,539**	**$ -**	**$ -**	**$ 29,539**
Fund Balance:				
Nonspendable:				
Prepaid Items	$ 91,437	$ -	$ -	$ 91,437
Restricted for:				
Debt Service	-	3,443,498	-	3,443,498
Assigned for:				-
Capital Reserve Fund	-	-	571,762	571,762
Unassigned	1,274,458	-	-	1,274,458
Total Fund Balances	**$ 1,365,895**	**$ 3,443,498**	**$ 571,762**	**$ 5,381,155**
Total Liabilities & Fund Balance	$ 1,395,434	$ 3,443,498	$ 571,762	$ 5,410,693

Capital Region

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
Revenues:				
Special Assessments - Tax Roll	$ 1,723,304	$ 1,723,304	$ 1,710,823	$ (12,481)
Special Assessments - Direct St Joe	287,354	191,298	191,298	-
Interest	30,000	17,500	26,460	8,960
Total Revenues	**$ 2,040,658**	**$ 1,932,102**	**$ 1,928,581**	**$ (3,521)**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 12,000	$ 7,000	$ 3,800	$ 3,200
PR-FICA	918	536	291	245
Engineering	15,000	8,750	5,087	3,663
Attorney	37,000	21,583	15,009	6,574
Annual Audit	3,925	3,925	3,925	-
Annual Report	500	-	-	-
Assessment Administration	13,043	13,043	13,043	0
Arbitrage Rebate	1,800	1,800	1,800	-
Dissemination Agent	8,507	4,962	4,962	(0)
Trustee Fees	15,520	15,520	15,220	300
Management Fees	57,902	33,776	33,776	(0)
Information Technology	3,176	1,853	1,853	(0)
Website Maintenance	1,361	794	794	-
Records Storage	150	88	-	88
Travel & Per Diem	2,000	1,167	-	1,167
Telephone	300	175	114	61
Postage & Delivery	1,000	583	651	(68)
Insurance General Liability	13,325	13,325	12,398	927
Printing & Binding	2,000	1,167	183	984
Legal Advertising	3,500	2,042	860	1,181
Other Current Charges	1,987	1,159	1,433	(274)
Office Supplies	50	29	42	(13)
Dues, Licenses & Subscriptions	175	175	175	-
Total General & Administrative	**$ 195,139**	**$ 133,451**	**$ 115,416**	**$ 18,035**

Capital Region

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
Operations & Maintenance				
Field Expenditures				
Property Insurance	$ 17,014	$ 17,014	$ 14,050	$ 2,964
Management Fees	157,557	91,908	91,908	0
Utilities-Electric/Water	60,000	35,000	28,906	6,094
Landscape Maintenance - Contract	1,038,980	606,072	605,958	114
Landscape Maint - New Units/Street Trees	5,500	3,208	1,016	2,192
Pond Maintenance - Contract	11,172	6,517	3,788	2,729
Pond Repairs - Current Units	50,000	29,167	34,906	(5,740)
Irrigation Maintenance - Contract	51,621	30,112	30,112	-
Irrigation Maintenance - New Units	500	292	-	292
Irrigation Repairs - Current Units	45,000	26,250	19,716	6,534
SWMF Operating Permit Fees	2,754	1,607	1,377	230
Preserve Maintenance	40,000	23,333	12,300	11,034
Tot Lot Inspection/Maintenance	7,500	7,500	8,925	(1,425)
Tree Removal/Trimming/Cleanup	38,000	38,000	37,292	708
Alleyway Maintenance	10,000	5,833	674	5,159
Miscellaneous Maintenance	7,500	4,375	4,661	(286)
Special Events	9,000	9,000	11,254	(2,254)
Other-Contingency	67,921	39,621	9,459	30,162
Capital Expenditures	25,000	25,000	27,029	(2,029)
Common Area Maintenance	12,000	12,000	25,305	(13,305)
Enhancement/Beautification	20,000	20,000	17,968	2,032
Subtotal Field Expenditures	**$ 1,677,019**	**$ 1,031,808**	**$ 986,603**	**$ 45,206**
Total Operations & Maintenance	**$ 1,677,019**	**$ 1,031,808**	**$ 986,603**	**$ 45,206**
Total Expenditures	**$ 1,872,158**	**$ 1,165,259**	**$ 1,102,018**	**$ 63,241**
Excess (Deficiency) of Revenues over Expenditure	$ 168,500	$ 766,843	$ 826,562	$ 59,720
Other Financing Sources/(Uses):				
Reserve for Capital - R&R	(168,500)	$ (168,500)	$ (168,500)	$ -
Total Other Financing Sources/(Uses)	**$ (168,500)**	**$ (168,500)**	**$ (168,500)**	**$ -**
Net Change in Fund Balance	**$ -**	**$ 598,343**	**$ 658,062**	**$ 59,720**
Fund Balance - Beginning	$ -		$ 707,832	
Fund Balance - Ending	$ -		$ 1,365,895	

Capital Region

Community Development District

Capital Reserve Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
Revenues				
Interest	$ 20,000	$ 11,667	$ 14,438	$ 2,772
Total Revenues	**$ 20,000**	**$ 11,667**	**$ 14,438**	**$ 2,772**
Expenditures:				
Other Charges	$ 600	$ 350	$ 350	$ 0
Playground System	-	-	160,046	(160,046)
Total Expenditures	**$ 600**	**$ 350**	**$ 160,396**	**$ (160,046)**
Excess (Deficiency) of Revenues over Expenditure	**$ 19,400**	**$ 11,317**	**$ (145,957)**	**$ (157,274)**
Other Financing Sources/(Uses)				
Transfer In/(Out)	$ 168,500	$ 168,500	$ 168,500	$ -
Total Other Financing Sources (Uses)	**$ 168,500**	**$ 168,500**	**$ 168,500**	**$ -**
Net Change in Fund Balance	**$ 187,900**	**$ 179,817**	**$ 22,543**	**$ (157,274)**
Fund Balance - Beginning	$ 387,434		$ 549,219	
Fund Balance - Ending	$ 575,334		$ 571,762	

Capital Region

Community Development District

Debt Service Fund Series 2013

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
Revenues:				
Special Assessments - Residential Tax Roll	$ 323,381	$ 323,381	$ 321,806	$ (1,575)
Special Assessments - Commercial Tax Roll	432,569	432,569	432,344	(224)
Special Assessments - Prepayments	-	-	35,462	35,462
Interest Income	20,000	11,667	9,210	(2,457)
Total Revenues	**$ 775,949**	**$ 767,616**	**$ 798,821**	**$ 31,205**
Expenditures:				
Interest - 11/1	$ 139,519	$ 139,519	$ 139,519	$ -
Interest - 5/1	139,519	-	-	-
Principal - 5/1	485,000	-	-	-
Cost of Issuance	-	-	551	(551)
Total Expenditures	**$ 764,038**	**$ 139,519**	**$ 140,070**	**$ (551)**
Excess (Deficiency) of Revenues over Expenditure	$ 11,912	$ 628,097	$ 658,752	$ 30,654
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 11,912**	**$ 628,097**	**$ 658,752**	**$ 30,654**
Fund Balance - Beginning	$ 139,465		$ 143,149	
Fund Balance - Ending	$ 151,376		$ 801,901	

Capital Region

Community Development District

Debt Service Fund Series 2018A1

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
Revenues:				
Special Assessments - Residential Tax Roll	$ 325,550	$ 325,550	$ 270,488	$ (55,062)
Special Assessments - Commercial Tax Roll	240,415	240,415	202,310	(38,104)
Special Assessments - Direct St Joe	740,129	517,280	517,280	-
Special Assessments - Prepayments	-	-	109,126	109,126
Interest Income	15,000	8,750	25,658	16,908
Total Revenues	**$ 1,321,094**	**$ 1,091,995**	**$ 1,124,863**	**$ 32,868**
Expenditures:				
Interest - 11/1	$ 341,878	$ 341,878	$ 318,638	$ 23,241
Special Call - 11/1	-	-	50,000	(50,000)
Interest - 5/1	341,878	-	-	-
Principal - 5/1	630,000	-	-	-
Total Expenditures	**$ 1,313,756**	**$ 341,878**	**$ 368,638**	**$ (26,759)**
Excess (Deficiency) of Revenues over Expenditure	$ 7,337	$ 750,117	$ 756,225	$ 6,109
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 7,337**	**$ 750,117**	**$ 756,225**	**$ 6,109**
Fund Balance - Beginning	$ 404,597		$ 1,088,564	
Fund Balance - Ending	$ 411,934		$ 1,844,789	

Capital Region

Community Development District

Debt Service Fund Series 2018A2

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
Revenues:				
Special Assessments - Commercial Tax Roll	$ 274,147	$ 274,147	$ 267,925	$ (6,223)
Interest Income	5,000	2,917	7,227	4,311
Total Revenues	**$ 279,147**	**$ 277,064**	**$ 275,152**	**$ (1,912)**
Expenditures:				
Interest - 11/1	$ 36,570	$ 36,570	$ 36,455	$ 115
Special Call - 11/1	-	-	5,000	(5,000)
Interest - 5/1	36,570	-	-	-
Principal - 5/1	200,000	-	-	-
Total Expenditures	**$ 273,140**	**$ 36,570**	**$ 41,455**	**$ (4,885)**
Excess (Deficiency) of Revenues over Expenditure	$ 6,007	$ 240,494	$ 233,697	$ (6,797)
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 6,007**	**$ 240,494**	**$ 233,697**	**$ (6,797)**
Fund Balance - Beginning	$ 56,111		$ 206,872	
Fund Balance - Ending	$ 62,118		$ 440,569	

Capital Region

Community Development District

Debt Service Fund Series 2021

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending April 30, 2025

	Adopted Budget	Prorated Budget Thru 04/30/25	Actual Thru 04/30/25	Variance
Revenues:				
Special Assessments - Residential Tax Roll	$ 318,937	$ 318,937	$ 314,577	$ (4,361)
Interest Income	2,750	1,604	4,737	3,133
Total Revenues	**$ 321,687**	**$ 320,541**	**$ 319,314**	**$ (1,228)**
Expenditures:				
Interest - 11/1	$ 25,438	$ 25,438	$ 25,438	$ -
Interest - 5/1	25,438	-	-	-
Principal - 5/1	270,000	-	-	-
Total Expenditures	**$ 320,875**	**$ 25,438**	**$ 25,438**	**$ -**
Excess (Deficiency) of Revenues over Expenditure	$ 812	$ 295,104	$ 293,876	$ (1,228)
Other Financing Sources/(Uses):				
Transfer In/(Out)	$ -	$ -	$ -	$ -
Total Other Financing Sources/(Uses)	$ -	$ -	$ -	$ -
Net Change in Fund Balance	**$ 812**	**$ 295,104**	**$ 293,876**	**$ (1,228)**
Fund Balance - Beginning	$ 50,731		$ 62,363	
Fund Balance - Ending	$ 51,544		$ 356,239	

Capital Region

Community Development District

Month to Month

	Adopted Budget	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:														
Special Assessments - Tax Roll	$ 1,723,304	$ -	$ 80,465	$ 1,346,666	$ 99,257	$ 44,310	$ 68,577	$ 71,548	$ -	$ -	$ -	$ -	$ -	$ 1,710,823
Special Assessments - Direct St Joe	287,354	23,912	23,912	23,912	23,912	23,912	23,912	23,912	23,912	-	-	-	-	191,298
Interest	30,000	2,347	1,768	2,601	5,168	4,730	5,093	4,752	-	-	-	-	-	26,460
Total Revenues	**$ 2,040,658**	**$ 26,259**	**$ 106,146**	**$ 1,373,179**	**$ 128,338**	**$ 72,953**	**$ 97,582**	**$ 100,212**	**$ 23,912**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,928,581**
Expenditures:														
General & Administrative:														
Supervisor Fees	$ 12,000	$ 600	$ 1,000	$ -	$ 800	$ 400	$ 600	$ 400	$ -	$ -	$ -	$ -	$ -	$ 3,800
PR-FICA	918	46	77	-	61	31	46	31	-	-	-	-	-	291
Engineering	15,000	-	-	-	-	1,186	1,879	2,021	-	-	-	-	-	5,087
Attorney	37,000	2,262	1,016	308	5,280	2,716	3,427	-	-	-	-	-	-	15,009
Annual Audit	3,925	-	-	3,925	-	-	-	-	-	-	-	-	-	3,925
Annual Report	500	-	-	-	-	-	-	-	-	-	-	-	-	-
Assessment Administration	13,043	13,043	-	-	-	-	-	-	-	-	-	-	-	13,043
Arbitrage Rebate	1,800	-	600	-	-	-	-	1,200	-	-	-	-	-	1,800
Dissemination Agent	8,507	709	709	709	709	709	709	709	-	-	-	-	-	4,962
Trustee Fees	15,520	-	4,148	-	-	-	-	11,071	-	-	-	-	-	15,220
Management Fees	57,902	4,825	4,825	4,825	4,825	4,825	4,825	4,825	-	-	-	-	-	33,776
Information Technology	3,176	265	265	265	265	265	265	265	-	-	-	-	-	1,853
Website Maintenance	1,361	113	113	113	113	113	113	113	-	-	-	-	-	794
Records Storage	150	-	-	-	-	-	-	-	-	-	-	-	-	-
Travel & Per Diem	2,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Telephone	300	19	-	19	22	13	32	8	-	-	-	-	-	114
Postage & Delivery	1,000	77	1	116	74	148	3	232	-	-	-	-	-	651
Insurance General Liability	13,325	12,398	-	-	-	-	-	-	-	-	-	-	-	12,398
Printing & Binding	2,000	13	63	14	0	6	14	72	-	-	-	-	-	183
Legal Advertising	3,500	83	-	166	-	83	527	-	-	-	-	-	-	860
Other Current Charges	1,987	350	63	-	-	20	-	1,000	-	-	-	-	-	1,433
Office Supplies	50	42	0	0	-	-	0	0	-	-	-	-	-	42
Dues, Licenses & Subscriptions	175	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 195,139**	**$ 35,020**	**$ 12,880**	**$ 10,461**	**$ 12,150**	**$ 10,515**	**$ 12,441**	**$ 21,948**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 115,416**

Capital Region

Community Development District

Month to Month

	Adopted Budget	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance														
Field Expenditures														
Property Insurance	$ 17,014	$ 14,050	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	14,050
Management Fees	157,557	13,130	13,130	13,130	13,130	13,130	13,130	13,130	-	-	-	-	-	91,908
Utilities-Electric/Water	60,000	7,193	4,926	3,253	2,226	3,161	2,546	5,601	-	-	-	-	-	28,906
Landscape Maintenance - Contract	1,038,980	86,565	86,565	86,565	86,565	86,565	86,565	86,565	-	-	-	-	-	605,958
Landscape Maint - New Units/Street Trees	5,500	-	-	-	558	153	153	153	-	-	-	-	-	1,016
Pond Maintenance - Contract	11,172	1,064	332	332	332	332	1,064	332	-	-	-	-	-	3,788
Pond Repairs - Current Units	50,000	2,507	9,680	6,250	4,738	360	5,146	6,226	-	-	-	-	-	34,906
Irrigation Maintenance - Contract	51,621	4,302	4,302	4,302	4,302	4,302	4,302	4,302	-	-	-	-	-	30,112
Irrigation Maintenance - New Units	500	-	-	-	-	-	-	-	-	-	-	-	-	-
Irrigation Repairs - Current Units	45,000	3,628	3,624	1,364	601	3,340	2,697	4,462	-	-	-	-	-	19,716
SWMF Operating Permit Fees	2,754	459	459	459	-	-	-	-	-	-	-	-	-	1,377
Preserve Maintenance	40,000	3,828	7	-	7	41	835	7,580	-	-	-	-	-	12,300
Tot Lot Inspection/Maintenance	7,500	2,456	2,795	-	3,674	-	-	-	-	-	-	-	-	8,925
Tree Removal/Trimming/Cleanup	38,000	6,326	7,648	7,203	15,196	920	-	-	-	-	-	-	-	37,292
Alleyway Maintenance	10,000	-	-	-	-	-	74	600	-	-	-	-	-	674
Miscellaneous Maintenance	7,500	-	428	1,584	180	1,420	134	915	-	-	-	-	-	4,661
Special Events	9,000	7,864	3,390	-	-	-	-	-	-	-	-	-	-	11,254
Other-Contingency	67,921	-	-	-	-	-	8,440	1,019	-	-	-	-	-	9,459
Capital Expenditures	25,000	825	2,200	5,815	11,248	6,942	-	-	-	-	-	-	-	27,029
Common Area Maintenance	12,000	10,457	-	2,822	6,754	-	2,582	2,690	-	-	-	-	-	25,305
Enhancement/Beautification	20,000	-	17,812	-	-	-	156	-	-	-	-	-	-	17,968
Subtotal Field Expenditures	**$ 1,677,019**	**$ 164,654**	**$ 157,298**	**$ 133,077**	**$ 149,510**	**$ 120,666**	**$ 127,823**	**$ 133,575**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 986,603**
Total Operations & Maintenance	**$ 1,677,019**	**$ 164,654**	**$ 157,298**	**$ 133,077**	**$ 149,510**	**$ 120,666**	**$ 127,823**	**$ 133,575**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 986,603**
Total Expenditures	**$ 1,872,158**	**$ 199,675**	**$ 170,178**	**$ 143,538**	**$ 161,660**	**$ 131,181**	**$ 140,264**	**$ 155,523**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,102,018**
Excess (Deficiency) of Revenues over Expe	$ 168,500	$ (173,415)	$ (64,033)	$ 1,229,641	$ (33,323)	$ (58,228)	$ (42,681)	$ (55,311)	$ 23,912	$ -	$ -	$ -	$ -	$ 826,562
Other Financing Sources/Uses:														
Transfer In/(Out)	$ (168,500)	$ -	$ -	$ (168,500)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ (168,500)
Total Other Financing Sources/Uses	**$ (168,500)**	**$ -**	**$ -**	**$ (168,500)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ (168,500)**
Net Change in Fund Balance	**$ -**	**$ (173,415)**	**$ (64,033)**	**$ 1,061,141**	**$ (33,323)**	**$ (58,228)**	**$ (42,681)**	**$ (55,311)**	**$ 23,912**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 658,062**

Capital Region

Community Development District

Long Term Debt Report

Series 2013, Capital Improvement Refunding Bonds		
Interest Rate:	5.050%, 5.250%, 5.750%, 6.000%	
Maturity Date:	5/1/2032	
Reserve Fund Definition	n/a	
Reserve Fund Requirement	$0	
Reserve Fund Balance	$0	
Bonds Outstanding - 8/15/24		$4,805,000
Current Bonds Outstanding		**$4,805,000**

Series 2018 A-1, Capital Improvement Revenue Refunding Bonds		
Interest Rate:	4.125%, 4.625%, 5.125%	
Maturity Date:	5/1/2039	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	$605,783	
Reserve Fund Balance	605,783	
Bonds Outstanding - 3/12/18		$16,935,000
Less: Principal Payment - 5/1/19		($490,000)
Less: Special Call - 5/1/19		($25,000)
Less: Special Call - 11/1/19		($5,000)
Less: Principal Payment - 5/1/20		($510,000)
Less: Special Call - 5/1/20		($15,000)
Less: Principal Payment - 5/1/21		($530,000)
Less: Special Call - 5/1/21		($10,000)
Less: Principal Payment - 5/1/22		($550,000)
Less: Special Call - 5/1/23		($20,000)
Less: Principal Payment - 5/1/23		($575,000)
Less: Principal Payment - 5/1/24		($600,000)
Less: Special Call 5/1/24		($925,000)
Less: Special Call 11/1/24		($50,000)
Current Bonds Outstanding		**$12,630,000**

Capital Region

Community Development District

Long Term Debt Report

Series 2018 A-2, Capital Improvement Revenue Refunding Bonds		
Interest Rate:	3.875%, 4.600%	
Maturity Date:	5/1/2031	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	$133,855	
Reserve Fund Balance	133,855	
Bonds Outstanding - 3/12/18		$2,675,000
Less: Principal Payment - 5/1/19		($160,000)
Less: Special Call 5/1/19		($10,000)
Less: Principal Payment - 5/1/20		($165,000)
Less: Special Call 5/1/20		($5,000)
Less: Special Call 5/1/22		($10,000)
Less: Principal Payment - 5/1/21		($170,000)
Less: Principal Payment - 5/1/22		($175,000)
Less: Special Call 5/1/22		($5,000)
Less: Principal Payment - 5/1/23		($180,000)
Less: Special Call 5/1/23		($10,000)
Less: Special Call 11/1/23		($5,000)
Less: Principal Payment - 5/1/24		($190,000)
Less: Special Call 5/1/24		($5,000)
Less: Special Call 11/1/24		($5,000)
Current Bonds Outstanding		**$1,580,000**

Series 2021, Capital Improvement Revenue Refunding Bonds		
Interest Rate:	2.500%	
Maturity Date:	5/1/2031	
Reserve Fund Definition	n/a	
Reserve Fund Requirement	$0	
Reserve Fund Balance	$0	
Bonds Outstanding - 2/18/21		$2,800,000
Less: Principal Payment - 5/1/22		($250,000)
Less: Principal Payment - 5/1/23		($255,000)
Less: Principal Payment - 5/1/24		($260,000)
Current Bonds Outstanding		**$2,035,000**

C.

Capital Region

COMMUNITY DEVELOPMENT DISTRICT

ASSESSMENT RECEIPTS FISCAL YEAR 2025

ASSESSD TO	# UNITS	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013/2024 RESIDENTIAL	SERIES 2013/2024 COMMERCIAL	FISCAL YEAR 2025 O&M	TOTAL ASSESSED
ST JOE COMPANY	**1692**	$0.00	$738,971.90	$0.00	$0.00	$0.00	$0.00	$286,946.87	$1,025,918.77
LEON CO TAX ROLL	**4096.91**	$271,812.11	$202,415.28	$318,937.68	$274,147.35	$323,380.60	$432,568.73	$1,723,293.49	$3,546,555.24
TOTAL NET ASSESSED	**5788.91**	**$271,812.11**	**$941,387.18**	**$318,937.68**	**$274,147.35**	**$323,380.60**	**$432,568.73**	**$2,010,240.36**	**$4,572,474.01**
% ASSESSMENTS		5.94%	20.59%	6.98%	6.00%	7.07%	9.46%	43.96%	100.00%

RECEIVED BY	DATE	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013/2024 RESIDENTIAL	SERIES 2013/2024 COMMERCIAL	FISCAL YEAR 2025 O&M	TOTAL ASSESSED
ST JOE COMPANY		**$0.00**	**$517,280.33**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$191,297.92**	**$708,578.25**
TOTAL DUE DIRECT INVOICE		**$0.00**	**$221,691.57**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$95,648.95**	**$317,340.52**
LEON CO DIST 1	11/13/24	$1,267.84	$0.00	$3,359.41	$0.00	$1,508.37	$0.00	$6,294.98	$12,430.60
LEON CO DIST 2	11/19/24	$17,771.64	$4,138.91	$22,091.69	$0.00	$21,143.30	$8,845.00	$74,170.25	$148,160.79
LEON CO DIST 3	12/10/24	$174,312.13	$104,087.23	$210,368.40	$180,239.02	$207,382.81	$222,438.15	$1,040,374.82	$2,139,202.56
LEON CO DIST 4	12/20/24	$42,966.47	$34,784.18	$54,628.99	$71,707.89	$51,118.11	$74,335.05	$306,290.80	$635,831.49
LEON CO DIST 5	01/16/25	$5,289.08	$27,557.04	$7,778.93	$0.00	$6,292.54	$58,890.38	$99,257.06	$205,065.03
Interest	02/05/25	$584.75	$412.82	$721.79	$609.78	$695.69	$882.21	$3,694.27	$7,601.31
LEON CO DIST 6	02/18/25	$3,746.17	$5,182.44	$8,924.01	$10,723.56	$4,456.89	$11,075.07	$40,616.08	$84,724.22
LEON CO DIST 7	03/06/25	$2,669.83	$20,755.52	$1,623.31	$1,489.23	$3,176.36	$44,355.30	$68,577.09	$142,646.64
LEON CO DIST 8	04/08/25	$21,880.37	$5,392.11	$5,079.98	$3,155.33	$26,031.54	$11,523.12	$71,547.95	$144,610.40
TOTAL RECEIVED TAX ROLL		**$270,488.28**	**$202,310.25**	**$314,576.51**	**$267,924.81**	**$321,805.61**	**$432,344.28**	**$1,710,823.30**	**$3,520,273.04**
TOTAL DUE TAX ROLL		**$1,323.83**	**$105.03**	**$4,361.17**	**$6,222.54**	**$1,574.99**	**$224.45**	**$12,470.19**	**$26,282.20**

PERCENT RECEIVED	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013/2024 RESIDENTIAL	SERIES 2013/2024 COMMERCIAL	2025 O&M	TOTAL ASSESSED
% RECEIVED DIRECT INVOICE	**0.00%**	**70.00%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**66.67%**	**69.07%**
% RECEIVED TAX ROLL	**99.51%**	**99.95%**	**98.63%**	**97.73%**	**99.51%**	**99.95%**	**99.28%**	**99.26%**

D.

Capital Region
COMMUNITY DEVELOPMENT DISTRICT

Check Register
Fiscal Year 2025

Date	*check #'s*	*Amount*
General Fund		
4/1 - 4/30/25	*3570-3592*	$531,678.06
Capital Reserve Fund		
n/a		
	TOTAL	**$531,678.06**

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
4/03/25	00024	3/19/25	197607	202503	320-57200-47000				*	162.50		
			U#17 CONSERVATION - SIGNS									
		3/19/25	197608	202503	320-57200-47000				*	672.78		
			C. PARK-WILDFLOWER GARDEN									
		3/19/25	197609	202503	320-57200-46910				*	2,161.72		
			LNDSCP RENO - MAPLE RIDGE									
		3/19/25	197610	202503	320-57200-46990				*	155.91		
			U#1 TRAIL-LNDSCP RENO									
		3/26/25	197619	202503	320-57200-46650				*	3,840.00		
			LDR-5-WEEDEAT/ROUND UP									
		4/01/25	197604	202504	320-57200-46225				*	152.61		
			MAR 25 LANDSC NEW UNITS									
		4/01/25	197604	202504	320-57200-46200				*	86,565.41		
			MAR 25 LANDSC CONTR UNITS									
		4/01/25	197604	202504	320-57200-46400				*	4,301.75		
			MAR 25 IRR CONTR UNITS									
								ALL-PRO LAND CARE OF TALLAHASSEE			98,012.68	003570
4/03/25	00205	3/19/25	171495-L	202503	320-57200-46550				*	890.50		
			INST SURGE ROCK/BACKFILL									
								ALL-PRO LANDSCAPING OF TALLAHASSEE			890.50	003571
4/03/25	00106	4/03/25	04032025	202504	300-20700-10800				*	221,691.57		
			TXFER TAX COLLECTION									
								CAPITAL REGION CDD - SERIES 2018A1			221,691.57	003572
4/03/25	00324	3/24/25	3540029	202502	310-51300-31500				*	1,476.00		
			FEB 25 - GEN COUNSEL									
		3/24/25	3540032	202502	310-51300-31500				*	1,240.00		
			FEB 25 - MONTHLY MEETING									
								KUTAK ROCK LLP			2,716.00	003573
4/08/25	00024	3/31/25	197626	202503	320-57200-46450				*	369.79		
			CONTR#19 U#5 IRRIG REP									
		3/31/25	197628	202503	320-57200-46450				*	1,027.95		
			CONTR#23 U#17 IRRIG REP									
		4/02/25	197684	202504	320-57200-46900				*	628.70		
			FOUR OAKS - FUNGICIDE									
		4/04/25	197689	202504	320-57200-46520				*	600.00		
			GRATES -CLEARING/CLEANING									
		4/04/25	197690	202504	320-57200-46550				*	590.00		
			POND MAINT RD - MOWED									
		4/04/25	197691	202503	320-57200-46450				*	330.00		
			CONTR#6 C.P VALVE REP									
		4/04/25	197692	202503	320-57200-46450				*	246.05		
			CONTR#15 ORG AV VALVE REP									

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		4/04/25	197693	202504	320-57200-46450			*	246.63		
			CONTR#18 U#35 IRRIG REP								
							ALL-PRO LAND CARE OF TALLAHASSEE			4,039.12	003574
4/08/25	00061	4/01/25	557	202504	320-57200-34000			*	13,129.75		
			APR 25 - FACILITY MGMT								
		4/01/25	558	202504	310-51300-34000			*	4,825.17		
			APR 25 - MGMT FEES								
		4/01/25	558	202504	310-51300-35110			*	113.42		
			APR 25 - WEBITE ADMIN								
		4/01/25	558	202504	310-51300-35100			*	264.67		
			APR 25 - IT								
		4/01/25	558	202504	310-51300-31300			*	708.92		
			APR 25 - DISSEMINATION								
		4/01/25	558	202504	310-51300-51000			*	.15		
			APR 25 - OFFICE SUPPLIES								
		4/01/25	558	202504	310-51300-42000			*	30.22		
			APR 25 - POSTAGE								
		4/01/25	558	202504	310-51300-42500			*	71.85		
			APR 25 - COPIES								
		4/01/25	558	202504	310-51300-41000			*	8.09		
			APR 25 - TELEPHONE								
		4/01/25	558	202504	320-57200-46900			*	88.61		
			MAINT SUPPLIES								
		4/01/25	558	202504	320-57200-46900			*	7.20		
			AMEX - GOOGLE								
							GOVERNMENTAL MANAGEMENT SERVICES			19,248.05	003575
4/08/25	00106	4/08/25	04082025	202504	300-20700-10800			*	27,272.48		
			TXFER TAX COLLECTIONS								
							CAPITAL REGION CDD - SERIES 2018A1			27,272.48	003576
4/08/25	00130	4/08/25	04082025	202504	300-20700-11000			*	3,155.33		
			TXFER TAX COLLECTIONS								
							CAPITAL REGION CDD - SERIES 2018A2			3,155.33	003577
4/08/25	00148	4/08/25	04082025	202504	300-20700-10900			*	37,554.66		
			TXFER TAX COLLECTIONS								
							CAPITAL REGIONS CDD - SERIES 2013			37,554.66	003578
4/08/25	00300	4/08/25	04082025	202504	300-20700-10000			*	5,079.98		
			TXFER TAX COLLECTIONS								
							CAPITAL REGION CDD - SERIES 2021			5,079.98	003579
4/15/25	00024	4/14/25	197702	202504	320-57200-46450			*	368.87		
			CONTR#9 M.O VALVE REP								

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		4/14/25	197703 CONTR#1 U#5 IRRIG REP	202504	320-57200-46450			*	219.96		
		4/14/25	197706 CONTR#9 IRRIG REP	202504	320-57200-46450			*	521.82		
							ALL-PRO LAND CARE OF TALLAHASSEE			1,110.65	003580
4/15/25	00205	4/08/25	171499-L WD141 CLN-UP/INST RIP RAP	202504	320-57200-46550			*	1,277.63		
		4/08/25	171500-L WD240 CLN-UP/INST RIP RAP	202504	320-57200-46550			*	1,457.75		
							ALL-PRO LANDSCAPING OF TALLAHASSEE			2,735.38	003581
4/15/25	00126	4/08/25	2039455 SERVICE THRU 3/31/25	202503	310-51300-31100			*	1,879.11		
							ATKINS NORTH AMERICA, INC.			1,879.11	003582
4/15/25	00041	4/11/25	14999 PRESCRIBED BURNING	202504	320-57200-47000			*	3,780.00		
							B&B DUGGER, INC.			3,780.00	003583
4/15/25	00004	4/15/25	8-831-12 DELIVERIES THRU 4/04/25	202504	310-51300-42000			*	73.49		
							FEDEX			73.49	003584
4/15/25	00343	3/31/25	7039260 NOTICE OF MEETING	202503	310-51300-48000			*	83.34		
		3/31/25	7039260 NOTICE OF MEETING	202503	310-51300-48000			*	83.34		
		3/31/25	7039260 LANDSCAPE & IRRIGATION	202503	310-51300-48000			*	360.56		
							GANNETT MEDIA GROUP			527.24	003585
4/15/25	00028	4/14/25	2034129 APR 25 - WATER MGMT SVC	202504	320-57200-46550			*	332.00		
							THE LAKE DOCTORS, INC.			332.00	003586
4/25/25	00024	4/18/25	197710 ORANGE AVE - FUNGICIDE	202504	320-57200-46900			*	190.44		
		4/18/25	197711 U#16 POE PARK FUNGICIDE	202504	320-57200-46910			*	92.13		
		4/18/25	197712 U#26 SWP FUNGICIDE	202504	320-57200-46910			*	64.02		
		4/18/25	197713 U#31 GW FUNGICIDE	202504	320-57200-46910			*	15.21		
		4/18/25	197714 U#31 SLP FUNGICIDE	202504	320-57200-46910			*	80.43		

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		4/18/25	197715 U#31 SPIDER LILY FUNGICID	202504	320-57200-46910			*	137.14		
		4/18/25	197717 GRUB PREVENTION	202504	320-57200-46910			*	971.70		
		4/18/25	197718 CNTR#10 U#29 IRRIG REP	202504	320-57200-46450			*	270.66		
		4/18/25	197719 CNTR#9 M.CRK IRRIG REP	202504	320-57200-46450			*	117.14		
		4/23/25	197722 U#2&4 FUNGICIDE	202504	320-57200-46910			*	128.04		
		4/23/25	197723 U#2 BUTTERFLY PK FUNGICID	202504	320-57200-46910			*	79.12		
		4/23/25	197724 U#2 NEWBERRY FUNGICIDE	202504	320-57200-46910			*	64.43		
		4/23/25	197725 U#35 MRW FUNGICIDE	202504	320-57200-46910			*	558.24		
							ALL-PRO LAND CARE OF TALLAHASSEE			2,768.70	003587
4/25/25	00029	4/01/25	MARCH MARCH	202503	320-57200-43000			*	2,545.58		
							CITY OF TALLAHASSEE - AUTO PAY			2,545.58	003588
4/25/25	00216	4/15/25	19 AMORT. SCHED. S2013	202504	310-51300-49100			*	250.00		
		4/15/25	19 AMORT SCHDLE S2018A-1	202504	310-51300-49100			*	500.00		
		4/15/25	19 AMORT SCHDLE S2018A-2	202504	310-51300-49100			*	250.00		
							DISCLOSURE SERVICES, LLC			1,000.00	003589
4/25/25	00004	4/22/25	8-837-89 DELIVERIES THRU 4/11/25	202504	310-51300-42000			*	128.48		
							FEDEX			128.48	003590
4/29/25	00024	5/01/25	197708 MAY 25 LANDSC NEW UNITS	202505	320-57200-46225			*	567.45		
		5/01/25	197708 MAY 25 LANDSC CONTR UNITS	202505	320-57200-46200			*	86,565.41		
		5/01/25	197708 MAY 25 IRRIG NEW UNITS	202505	320-57200-46425			*	2.45		
		5/01/25	197708 MAY 25 IRRIG CONTR UNITS	202505	320-57200-46400			*	4,301.75		
							ALL-PRO LAND CARE OF TALLAHASSEE			91,437.06	003591
4/29/25	00296	4/27/25	398 MULCHING	202504	320-57200-46910			*	500.00		

*** CHECK DATES 04/01/2025 - 04/30/2025 *** CAPITAL REGION - GENERAL FUND
BANK B CAPITAL REGION - GEN

CHECK DATE	VEND#	.....INVOICE..... DATE	INVOICE	...EXPENSED TO... YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT	#
		4/27/25	399 CREEK CLEANUP	202504	320	57200-47000				*	3,200.00		
									LONGVIEW FARMS, LLC			3,700.00	003592

TOTAL FOR BANK B 531,678.06

TOTAL FOR REGISTER 531,678.06

Invoice

All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Phone: 850-656-0208

Date	Invoice #
3/19/2025	197607

Bill To
CRCDD Attn: Corbin deNagy 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Due Date
	Net 30	4/18/2025

Description	Quantity	Rate	Amount
Unit 17: Conservation Area - Signs			
Signs	5	32.50	162.50

47000
Corbin deNagy
3/19/2025

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

$35 fee for all returned checks
A Finance charge of 2% per month may be assessed on all 90 day past due balances
In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer

Total	$162.50
Payments/Credits	$0.00
Balance Due	$162.50

Invoice

All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Phone: 850-656-0208

Date	Invoice #
3/19/2025	197608

Bill To
CRCDD Attn: Corbin deNagy 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Due Date
	Net 30	4/18/2025

Description	Quantity	Rate	Amount
Central Park: Wildflower Garden			
Black Eyed Susan Seeds	2	36.39	72.78
Hand Watering (per hour)	10	60.00	600.00

47000
Corbin deNagy
3/19/2025

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

$35 fee for all returned checks
A Finance charge of 2% per month may be assessed on all 90 day past due balances
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Total	$672.78
Payments/Credits	$0.00
Balance Due	$672.78

Invoice

All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Phone: 850-656-0208

Date	Invoice #
3/19/2025	197610

Bill To
CRCDD Attn: Corbin deNagy 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Due Date
	Net 30	4/18/2025

Description	Quantity	Rate	Amount
Unit 10 Trail: Landscape Renovation			
Install (6) Mugly Grass in 2 of the Sunny triangle and (1) 7 gal Azaleas in the shaded triangle		0.00	0.00
Muhly Grass 1 gal.	6	8.50	51.00
Azaleas 7 gal.	1	60.00	60.00
Pine Straw	9	4.99	44.91
Date of Service: 3/19/2025			
			Landscape Beautification/Enhancement
			Corbin deNagy 3/20/2025

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

Total	$155.91
Payments/Credits	$0.00
Balance Due	$155.91

$35 fee for all returned checks
A Finance charge of 2% per month may be assessed on all 90 day past due balances
In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer

Invoice

All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Phone: 850-656-0208

Date	Invoice #
3/26/2025	197619

Bill To
CRCDD Attn: Corbin deNagy 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Due Date
	Net 30	4/25/2025

Description	Quantity	Rate	Amount
LDR-5: Jasmine Hill Trail Clear cogon, weedeat along fences, and spray a 24" path of Round Up along the fence.			
Cat loader Use	1	500.00	500.00
299D Cat Track Use	1	450.00	450.00
Davco Attachment (per day)	1	250.00	250.00
General Labor Rate	44	60.00	2,640.00

46650
Corbin deNagy
3/26/2025

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

Total	$3,840.00
Payments/Credits	$0.00
Balance Due	$3,840.00

$35 fee for all returned checks
A Finance charge of 2% per month may be assessed on all 90 day past due balances
In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer

All-Pro Land Care of Tallahassee, Inc.
P.O Box 38355
Tallahassee, FL
32315-8355

INVOICE

Date	Invoice #
4/1/2025	197604

Bill To
CRCDD Attn: Corbin deNagy 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Project
Budget 2023-24	Due on receipt	Maintenance

Quantity	Description	Rate	Amount
	CRCDD Monthly Maintenance for April FY 2025		
	Landscape - New Units* 46225	152.61	152.61
	Landscape - Contracted Units 46200	86,565.41	86,565.41
	Irrigation - New Units **	0.00	0.00
	Irrigation - Contracted Units 46400	4,301.75	4,301.75
	*Landscape - New Units: Unit #5,17 - Removed 0.07ac of Turf Maintenance - (-$19.96) Unit #5,17 - Added 0.07ac of Bed Maintenance - $206.35 Unit #4 - Removal of (6) Live Oaks on Terrebone - (-$40.70) Unit #25 - Removal of (1) Live Oak on Biltmore ave - (-$6.78) Unit #29 - Removal of (3) Live Oaks total (1) Mossy Creek, (1) Goldenrod, (1) Four Oaks - ($-20.35) LSF-3 Maple Ridge - Removal of (5) Red Maple - (-$33.92) Orange Ave - Removal of (2) Live Oak - (-$13.57) LSF-7 Natural Area along Spiderlily & Biltmore - $17.13 Unit #31 Magnolia Park Natural Area - $64.41		
	**Irrigation - New Units:		
	Corbin deNagy 3/17/2025		

Thank You For Your Business! Please make checks payable to the above address.
Office: (850) 656-0208 ext. 408 Fax: (850) 656-5534

Total $91,019.77

$35 fee for all returned checks

A finance charge of 2% per month may be assessed on all 90 day past due balances

In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer.

All-Pro Land Care of
Tallahassee, Inc.
P.O Box 38355
Tallahassee, FL
32315-8355

INVOICE

Date	Invoice #
3/19/2025	197609

Bill To
CRCDD Attn: Corbin deNagy 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Project
	Net 30	Maple Ridge Common Area...

Quantity	Description	Rate	Amount
	Landscape Renovations: Maple Ridge Common Area off Crimson Clover Way		
6	Sweet Viburnum - 3 gal	9.75	58.50
6	Sweet Tea Olive - 7 gal	32.50	195.00
6	Loropetalum Plum - 7 gal	32.50	195.00
2	Magnolia Brackens Brown Beauty - 15 gal	84.50	169.00
100	3/4" SCH 40 PVC BE Pipe	0.23	23.00
20	1" SCH 40 PVC BE Pipe	0.52	10.40
4	PGP Rotor	25.95	103.80
8	3/4" 90 Male Barb	1.85	14.80
2	3/4" SCH 40 PVC Tee SSS	0.61	1.22
2	3/4" X 1/2" PVC 90° ELL ST	1.95	3.90
1	1 1/2" x 1" PVC RED Bushing SS	2.75	2.75
1	1 1/2" Tee SSS	3.15	3.15
1	1 1/2" Slip-Fix	11.20	11.20
12	General Labor - 3 men 4 hrs each	60.00	720.00
5	Irrigation Technician Labor Rate per hour	80.00	400.00
5	Irrigation Helper Labor Rate per hour	50.00	250.00

46910
Corbin deNagy
3/20/2025

Thank You For Your Business! Please make checks payable to the above address.
Office: (850) 656-0208 ext. 408 Fax: (850) 656-5534

Total $2,161.72

$35 fee for all returned checks

A finance charge of 2% per month may be assessed on all 90 day past due balances

In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer.

ALL PRO LANDSCAPING
DESIGN • INSTALLATION

All Pro Landscaping
of Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Invoice

Date	Invoice #
3/19/2025	171495-LS

Bill To
CRCDD c/o GMS, LLC Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

FNGLA CERTIFIED — We Know What Grows — Horticulture Professional

NATIONAL ASSOCIATION OF LANDSCAPE PROFESSIONALS

P.O. No.	Terms	Due Date
		3/19/2025

Description	Quantity	Rate	Amount
Lot 1D - Maple Ridge Swale - Grade, Install Surge Rock & Backfill rut			
Surge Rock	2	195.25	390.50
General Labor to grade, install surge rock and backfill rut	10	50.00	500.00

46550
Corbin deVagy
3/20/2025

Thank You For Your Business! Please make checks payable to the address listed above. Payments made by Credit Card will be subject to 3-4% processing fee.
Office: (850)-656-5939 Fax: (850) 656-0191

Total	$890.50
Payments/Credits	$0.00
Balance Due	$890.50

$35 fee for all returned checks
A finance charge of 2% per month may be assessed on all 90 day past due balances
In the event of non-payments, collection fees and reasonable attorney fees will be charged to the customer.
Material pricing may fluctuate based on inflation. Fuel surcharges may apply.

CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT

475 West Town Place, Suite 114
St. Augustine, FL 32092

DATE	9/9/2024	PERIOD COVERED	10/1/24-9/30/25

FY 2025 NON-AD VALOREM ASSESSMENTS INVOICE

ST JOE COMPANY
ATTN: ANALISA WOOD
130 RICHARD JACKSON BLVD, SUITE 200
PANAMA CITY BEACH, 32407

PROPERTY: CAPITAL REGION BULK PARCELS

PROPERTY	DEVELOPABLE ACRES	SERIES 2018-1 DEBT RATE/ ACRE	TOTAL 2018-1 ASMT	FY 24 O&M RATE/ ACRE	TOTAL FY 24 O&M	TOTAL ASMT
3103204040000	72.50	$1,718.58	$124,597.00	$667.33	$48,381.70	$172,978.70
3103206020000	24.00	$1,718.58	$41,245.90	$667.33	$16,016.01	$57,261.91
3109204010000	19.00	$1,718.58	$32,653.01	$667.33	$12,679.34	$45,332.35
3110200010001	52.00	$1,718.58	$89,366.12	$667.33	$34,701.36	$124,067.48
3110200120000	101.00	$1,718.58	$173,576.51	$667.33	$67,400.72	$240,977.23
3110200130000	2.38	$1,718.58	$4,090.22	$667.33	$1,588.25	$5,678.47
3110200140000	5.97	$1,718.58	$10,259.92	$667.33	$3,983.98	$14,243.90
3110200150000	24.69	$1,718.58	$42,431.72	$667.33	$16,476.47	$58,908.19
3110200170000	0.00	$1,718.58	$0.00	$667.33	$0.00	$0.00
3110200180000	0.00	$1,718.58	$0.00	$667.33	$0.00	$0.00
3115200020000	0.00	$1,718.58	$0.00	$667.33	$0.00	$0.00
3116200320000	17.21	$1,718.58	$29,576.75	$667.33	$11,484.82	$41,061.57
3120200020010	63.24	$1,718.58	$108,682.95	$667.33	$42,202.19	$150,885.14
3121200030000	6.00	$1,718.58	$10,311.48	$667.33	$4,004.00	$14,315.48
3121200040000	35.00	$1,718.58	$60,150.27	$667.33	$23,356.68	$83,506.95
3122200200000	7.00	$1,718.58	$12,030.05	$667.33	$4,671.34	$16,701.39
3122200230000	0.00	$1,718.58	$0.00	$667.33	$0.00	$0.00
TOTAL	**429.99000**		**$738,971.90**		**$286,946.86**	**$1,025,918.76**

UPDATED PAYMENT SCHEDULE:

INVOICE#	DUE DATE	% DEBT DUE	Southwood DEBT SERVICE INSTALLMENT DUE	% DUE O&M	O&M INSTALLMENT DUE	TOTAL INSTALLMENTS	REDEIVED	O&M	Debt service	
SJC100123	10/1/2023			8.33%	$23,912.24	$23,912.24	$47,824.48	$47,824.48		10/07+10/31/24
SJC110123	11/1/2023			8.33%	$23,912.24	$23,912.24	$23,912.24	$23,912.24		11/27/2024
SJC123123	12/1/2023			8.33%	$23,912.24	$23,912.24	$23,912.24	$23,912.24		12/20/2024
SJC010124	1/1/2024			8.33%	$23,912.24	$23,912.24	$171,706.62	$23,912.24	$147,794.38	1/31/2025
SJC024124	2/1/2024	20%	$147,794.38	8.33%	$23,912.24	$171,706.62	$171,706.62	$23,912.24	$147,794.38	3/3/2025
SJC030124	3/1/2024	20%	$147,794.38	8.33%	$23,912.24	$171,706.62	$221,691.57	$23,912.24	$221,691.57	3/28/2025
SJC040124	4/1/2024	30%	$221,691.57	8.33%	$23,912.24	$245,603.81				
SJC050124	5/1/2024			8.33%	$23,912.24	$23,912.24				
SJC060124	6/1/2024			8.33%	$23,912.24	$23,912.24				
SJC070124	7/1/2024			8.33%	$23,912.24	$23,912.24				
SJC080124	8/1/2024			8.33%	$23,912.24	$23,912.24				
SJC090124	9/1/2024	15%	$110,845.79	8.33%	$23,912.24	$134,758.02				
SJC100124	10/1/2024	15%	$110,845.79			$110,845.79				
						$0.00				
	TOTAL	**100.00%**	**$738,971.90**	**100.00%**	**$286,946.86**	**$1,025,918.76**	**$660,753.77**	**$167,385.68**	**$517,280.33**	
							outstanding	$119,561.18	$221,691.57	

001.300.20700.10800
201.700.13100.10000
201.700.36300.10200

001.300.36300.10200

001.300.10100.01000

DUE TO DS	$221,691.57

Vendor#106

transferred ck#

$0.00

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3540029
Client Matter No. 17123-1
Notification Email: eftgroup@kutakrock.com

March 24, 2025

Mr. Jim Oliver
Capital Region CDD
Governmental Management Services – St. Augustine
Suite 114
475 West Town Place
St. Augustine, FL 32092

Invoice No. 3540029
17123-1

Re: Capital Region - General Counsel

For Professional Legal Services Rendered

02/01/25	G. Lovett	0.50	132.50	Monitor legislative process relating to matters impacting special districts
02/03/25	S. Sandy	1.40	434.00	Attend call with deNagy regarding golf course letter and other district status items; confer with Sweeting regarding January minutes
02/06/25	S. Sandy	0.20	62.00	Prepare landscape Request for Proposal notice and evaluation criteria
02/06/25	D. Wilbourn	0.70	129.50	Prepare notice of landscape Request for Proposal and evaluation criteria
02/10/25	S. Sandy	0.50	155.00	Review resignation from Culton; confer regarding same
02/11/25	S. Sandy	0.30	93.00	Confer with deNagy regarding Town Center permit status, encroachment agreement, and district status items
02/12/25	S. Sandy	0.80	248.00	Review fence encroachment issue; confer with deNagy regarding same
02/14/25	D. Wilbourn	1.20	222.00	Prepare landscape Request for Proposal project manual
TOTAL HOURS		5.60		

TOTAL FOR SERVICES RENDERED	$1,476.00
TOTAL CURRENT AMOUNT DUE	$1,476.00

31500
Corbin deVagy
3/24/2025

KUTAK ROCK LLP

TALLAHASSEE, FLORIDA
Telephone 404-222-4600
Facsimile 404-222-4654

Federal ID 47-0597598

March 24, 2025

Check Remit To:
Kutak Rock LLP
PO Box 30057
Omaha, NE 68103-1157

ACH/Wire Transfer Remit To:
ABA #104000016
First National Bank of Omaha
Kutak Rock LLP
A/C # 24690470
Reference: Invoice No. 3540032
Client Matter No. 17123-2
Notification Email: eftgroup@kutakrock.com

Capital Region CDD
Governmental Management Services – St. Augustine
Suite 114
475 West Town Place
St. Augustine, FL 32092

Invoice No. 3540032
17123-2

Re: Capital Region - Monthly Meeting

For Professional Legal Services Rendered

02/05/25	S. Sandy	0.80	248.00	Attend agenda call; conduct follow up from same
02/10/25	S. Sandy	0.40	124.00	Prepare for board meeting
02/13/25	S. Sandy	2.50	775.00	Prepare for and attend board meeting; conduct follow-up regarding same
02/20/25	S. Sandy	0.30	93.00	Review minutes; confer with staff regarding same

TOTAL HOURS 4.00

TOTAL FOR SERVICES RENDERED $1,240.00

TOTAL CURRENT AMOUNT DUE $1,240.00

31500
Corbin deVagy
3/24/2025

PRIVILEGED AND CONFIDENTIAL
ATTORNEY-CLIENT COMMUNICATION AND/OR WORK PRODUCT

Invoice

All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Phone: 850-656-0208

Date	Invoice #
3/31/2025	197626

Bill To
CRCDD c/o GMS, LLC Attn: Corbin deNagy 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Due Date
	Net 30	4/30/2025

Description	Quantity	Rate	Amount
Controller 19; Unit 5 - Irrigation Repair			
Hunter 1 1/2" Globe/Angle Valve PGV-151	1	75.95	75.95
1" Hunter Valve	1	21.40	21.40
1 Rectangular Valve Box	1	32.44	32.44
Irrigation Technician Labor Rate per hour	3	80.00	240.00
Date of Service: 3/24/2025 Damage Source: Normal Wear			
		46450 Corbin deNagy 3/31/2025	

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

$35 fee for all returned checks
A Finance charge of 2% per month may be assessed on all 90 day past due balances
In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer

Total	$369.79
Payments/Credits	$0.00
Balance Due	$369.79

Invoice

All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Phone: 850-656-0208

Date	Invoice #
3/31/2025	197628

Bill To
CRCDD c/o GMS, LLC Attn: Corbin deNagy 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Due Date
	Net 30	4/30/2025

Description	Quantity	Rate	Amount
Controller 23; Unit 17 - Mainline Repair			
2" 90 Elbow PVC SS	4	2.55	10.20
2" SCH 40 PVC BE Pipe	30	1.05	31.50
Mini-Excavator Use	3	68.75	206.25
Irrigation Technician Labor Rate per hour	6	80.00	480.00
Irrigation Helper Labor Rate per hour	6	50.00	300.00
Date of Service: 3/26/2025 Damage Source: Tree Damage			
		46450	
		3/31/2025	

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

$35 fee for all returned checks
A Finance charge of 2% per month may be assessed on all 90 day past due balances
In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer

Total	$1,027.95
Payments/Credits	$0.00
Balance Due	$1,027.95

Invoice

All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Phone: 850-656-0208

Date	Invoice #
4/2/2025	197684

Bill To
CRCDD c/o GMS, LLC Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Due Date
	Net 30	5/2/2025

Description	Quantity	Rate	Amount
Four Oaks - Fungicide			
Armada 50 WDG - 90 gal		54.10	54.10
IPM Technician Labor Rate per hour	4.42	80.00	353.60
IPM Helper Labor Rate per hour	4.42	50.00	221.00
Date of Service: 4/1/2025			
		46900 Corbin deVagy 4/2/2025	

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

$35 fee for all returned checks
A Finance charge of 2% per month may be assessed on all 90 day past due balances
In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer

Total	$628.70
Payments/Credits	$0.00
Balance Due	$628.70

Invoice

All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Phone: 850-656-0208

Date	Invoice #
4/4/2025	197689

Bill To
CRCDD Attn: Corbin deNagy 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Due Date
	Net 30	5/4/2025

Description	Quantity	Rate	Amount
Grates - Clearing/Cleaning			
Goldenrod - (2) Grates		240.00	240.00
Unit 10 - (1) Grate		120.00	120.00
Unit 14 - (2) Grates		240.00	240.00
Date of Service: 4/3/2025			
		46520 Corbin deNagy 4/4/2025	

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

$35 fee for all returned checks
A Finance charge of 2% per month may be assessed on all 90 day past due balances
In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer

Total	$600.00
Payments/Credits	$0.00
Balance Due	$600.00

Invoice

All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Phone: 850-656-0208

Date	Invoice #
4/4/2025	197690

Bill To
CRCDD Attn: Corbin deNagy 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Due Date
	Net 30	5/4/2025

Description	Quantity	Rate	Amount
Tram Rd - Pond Maintenance Road; Mowed			
299D Cat Track Use	4	56.25	225.00
Davco Attachment	4	31.25	125.00
General Labor Rate	4	60.00	240.00
Date of Service: 4/3/2025			
		46550 Corbin deNagy 4/4/2025	

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

Total	$590.00
Payments/Credits	$0.00
Balance Due	$590.00

$35 fee for all returned checks
A Finance charge of 2% per month may be assessed on all 90 day past due balances
In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer

Invoice

All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Phone: 850-656-0208

Date	Invoice #
4/4/2025	197691

Bill To
CRCDD c/o GMS, LLC Attn: Corbin deNagy 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Due Date
	Net 30	5/4/2025

Description	Quantity	Rate	Amount
Controller 6; Central Park - Valve Replace			
P220 2" Toro Valve	1	199.70	199.70
DBR/Y - 6 Splice Kit	2	5.15	10.30
IPM Technician Labor Rate per hour	1.5	80.00	120.00
Date of Service: 3/31/2025			
		46450 Corbin deNagy 4/4/2025	

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

$35 fee for all returned checks
A Finance charge of 2% per month may be assessed on all 90 day past due balances
In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer

Total	$330.00
Payments/Credits	$0.00
Balance Due	$330.00

Invoice

All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Phone: 850-656-0208

Date	Invoice #
4/4/2025	197692

Bill To
CRCDD c/o GMS, LLC Attn: Corbin deNagy 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Due Date
	Net 30	5/4/2025

Description	Quantity	Rate	Amount
Controller 15; Orange Ave - Valve Replace			
Hunter 2" Valve PGV-201	1	115.75	115.75
DBR/Y - 6 Splice Kit	2	5.15	10.30
Irrigation Technician Labor Rate per hour	1.5	80.00	120.00
Date of Service: 3/31/2025			

46450
Corbin deNagy
4/4/2025

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

$35 fee for all returned checks
A Finance charge of 2% per month may be assessed on all 90 day past due balances
In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer

Total	$246.05
Payments/Credits	$0.00
Balance Due	$246.05

Invoice

All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Phone: 850-656-0208

Date	Invoice #
4/4/2025	197693

Bill To
CRCDD c/o GMS, LLC Attn: Corbin deNagy 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Due Date
	Net 30	5/4/2025

Description	Quantity	Rate	Amount
Controller 18; Unit 35 - Mainline Repair			
2" SCH 40 Coupling	1	1.53	1.53
2" 90 Elbow PVC SS	2	2.55	5.10
Irrigation Technician Labor Rate per hour	3	80.00	240.00
Date of Service: 4/1/2025 Damage Source: Normal Wear			
		46450 Corbin deNagy 4/4/2025	

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

$35 fee for all returned checks
A Finance charge of 2% per month may be assessed on all 90 day past due balances
In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer

Total	$246.63
Payments/Credits	$0.00
Balance Due	$246.63

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 558
Invoice Date: 4/1/25
Due Date: 4/1/25
Case:
P.O. Number:

Bill To:
Capital Region CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description		Hours/Qty	Rate	Amount
Management Fees - April 2025	340		4,825.17	4,825.17
Website Administration - April 2025	3511		113.42	113.42
Information Technology - April 2025	351		264.67	264.67
Dissemination Agent Services - April 2025	313		708.92	708.92
Office Supplies	510		0.15	0.15
Postage	420		30.22	30.22
Copies	425		71.85	71.85
Telephone	410		8.09	8.09
Maintenance Supplies - Corn for Hog Removal, Adhesive Lettering "3050"		001.320.57200.46900	88.61	88.61
AMEX Purchases 2/1/25 - Google GSuite		001.320.57200.46900	7.20	7.20

Total	$6,118.30
Payments/Credits	$0.00
Balance Due	$6,118.30

GMS LLC - Northeast Florida

Employee:	Corbin deNagy	Position:	District Manager / Operations Manager
Address:	3250 Carollton Drive	Date:	2/28/25
City, State, Zip:	Tallahassee, FL, 32311	Expense Period:	02/01/2025 - 02/28/2025

DATE	Description	Other	Mileage	Hotel	Meals	Total
2/28/25	Monthly cell allowance	$ 80.00				$80.00
2/6/25	Corn for hog removal	$ 37.47				$37.47
2/11/25	Additional corn for hog removal	$ 37.47				$37.47
2/19/25	Rental car for Rivers Edge meetings	$ 106.79				$106.79
2/18/25	Uber from Downtown to Enterprise Rental	$ 9.98				$9.98
2/19/25	Uber from Enterprise Rental to home	$ 30.95				$30.95
2/19/25	Rental gas	$ 6.13				$6.13
2/18/25	Rental gas	$ 23.66				$23.66
						$0.00
2/27/25	Two sets of "3050" adhesive numbers	$ 13.67				$13.67
Various	Mileage (see attached log)		147			$102.90
					Total Amount Due to Employee	$449.02

"Mileage is reimbursable at $.70 per mile on personal vehicles, $.20 with car allowance"
"For expense reimbursements not listed above, post to Misc. and provide additional description"

BILL TO CAPITAL REGION -->	$88.61

Corbin deNagy 3/6/2025
Employee Signature Date

3/6/2025
Manager Signature Date

From: **Molly Dryman** *mdryman@gmstnn.com*
Subject: Fwd: February 2025 Reimbursement (C. deNagy)
Date: March 6, 2025 at 11:17 AM
To: Madison Oran *moran@gmstnn.com*, Kelly Adams *kadams@gmstnn.com*, Ava Tanner *atanner@gmstnn.com*

Ladies,

Please see Corbin's reimbursement below.

Ava,

Please note that when Madison provides you the back up that this has been added to payroll, you will need to bill back appropriate items and code correctly.

Thank you,
Molly Dryman
Governmental Management Services
Corporate Accounting Manager
1001 Bradford Way
Kingston, TN 37763
865-770-4503
Mdryman@gmstnn.com

Begin forwarded message:

From: Lisa Pelkey <lpelkey@gmsnf.com>
Subject: February 2025 Reimbursement (C. deNagy)
Date: March 6, 2025 at 11:06:55 AM EST
To: Molly Dryman <mdryman@gmstnn.com>
Cc: Corbin deNagy <cdenagy@gmsnf.com>

Good morning Molly,

Hope your Thursday is going well.

Here is Corbin's February reimbursements.

Lisa T. Pelkey
Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092
(904) 940-5850
lpelkey@gmsnf.com

Capital Region
37.47
37.47
13.67
$88.61

Begin forwarded message:

From: copier@gmsnf.com
Subject: Message from "RNP002673E95A48"
Date: March 6, 2025 at 11:00:12 AM EST
To: "Lisa" <lpelkey@gmsnf.com>

20250306110012394.pdf
722 KB

Governmental Management Services, LLC
475 West Town Place, Suite 114
St. Augustine, FL 32092

Invoice

Invoice #: 557
Invoice Date: 4/1/25
Due Date: 4/1/25
Case:
P.O. Number:

Bill To:
Capital Region CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

Description	Hours/Qty	Rate	Amount
Facility Management - Capital Region - April 2025		13,129.75	13,129.75

Alison Mossing
4-3-25

Total	$13,129.75
Payments/Credits	$0.00
Balance Due	$13,129.75

CAPITAL REGION CDD

ASSESSMENT RECEIPTS FISCAL YEAR 25

ASSESSD TO	# UNITS	Ex 2008 SERIES 2018-1 RESIDENTIAL	Ex 2008 SERIES 2018-1 COMMERCIAL	Ex 2011A-1 SERIES 2021 RESIDENTIAL	Ex 2011A-2 SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
NET ST JOE COMPANY	1692	$0.00	$738,971.90	$0.00	$0.00	$0.00	$0.00	$286,946.87	$1,025,918.77
NET LEON CO TAX ROLL	4096.91	$271,812.11	$202,415.28	$318,937.68	$274,147.35	$323,380.60	$432,568.73	$1,723,293.49	$3,546,555.24
GROSS LEON CO TAX ROLL		$292,271.09	$217,650.84	$342,943.74	$294,782.10	$347,721.08	$465,127.67	$1,853,003.75	$3,813,500.26
TOTAL NET ASSESSED		**$271,812.11**	**$941,387.18**	**$318,937.68**	**$274,147.35**	**$323,380.60**	**$432,568.73**	**$2,010,240.36**	**$4,572,474.01**
TOTAL GROSS ASSESSED		**$292,271.09**	**$1,012,244.28**	**$342,943.74**	**$294,782.10**	**$347,721.08**	**$465,127.67**	**$2,161,548.77**	**$4,916,638.72**
% ASSESSMENTS		7.66%	5.71%	8.99%	7.73%	9.12%	12.20%	48.59%	100.00%

RECEIVED BY	DATE	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
ST JOE COMPANY		$0.00	$517,280.33	$0.00	$0.00	$0.00	$0.00	$167,385.68	$684,666.01
TOTAL DUE DIRECT INVOICE		**$0.00**	**$221,691.57**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$119,561.19**	**$341,252.76**
LEON CO DIST 1	11/13/24	$1,267.84	$0.00	$3,359.41	$0.00	$1,508.37	$0.00	$6,294.98	$12,430.60
LEON CO DIST 2	11/19/24	$17,771.64	$4,138.91	$22,091.69	$0.00	$21,143.30	$8,845.00	$74,170.25	$148,160.79
LEON CO DIST 3	12/10/24	$174,312.13	$104,087.23	$210,368.40	$180,239.02	$207,382.81	$222,438.15	$1,040,374.82	$2,139,202.56
LEON CO DIST 4	12/20/24	$42,966.47	$34,784.18	$54,628.99	$71,707.89	$51,118.11	$74,335.05	$306,290.80	$635,831.49
LEON CO DIST 5	01/16/25	$5,289.08	$27,557.04	$7,778.93	$0.00	$6,292.54	$58,890.38	$99,257.06	$205,065.03
INTEREST	02/05/25	$584.75	$412.82	$721.79	$609.78	$695.69	$882.21	$3,694.27	$7,601.31
LEON CO DIST 6	02/18/25	$3,746.17	$5,182.44	$8,924.01	$10,723.56	$4,456.89	$11,075.07	$40,616.08	$84,724.22
LEON CO DIST 7	03/06/25	$2,669.83	$20,755.52	$1,623.31	$1,489.23	$3,176.36	$44,355.30	$68,577.09	$142,646.64
LEON CO DIST 8	04/08/25	$21,880.37	$5,392.11	$5,079.98	$3,155.33	$26,031.54	$11,523.12	$71,547.95	$144,610.40
LEON CO DIST 9									$0.00
INTEREST									$0.00
LEON CO DIST 10									$0.00
TAX CERTIFICATES									$0.00
INTEREST									$0.00
TOTAL RECEIVED TAX ROLL		**$270,488.28**	**$202,310.25**	**$314,576.51**	**$267,924.81**	**$321,805.61**	**$432,344.28**	**$1,710,823.30**	**$3,520,273.04**
NET DUE TAX ROLL		**$1,323.83**	**$105.03**	**$4,361.17**	**$6,222.54**	**$1,574.99**	**$224.45**	**$12,470.19**	**$26,282.20**

PERCENT RECEIVED	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
% RECEIVED DIRECT INVOICE	**0**	**70.00%**	**0.00%**	**0.00%**	**0.00%**	**0.00%**	**58.33%**	**66.74%**
% RECEIVED TAX ROLL	**99.51%**	**99.95%**	**98.63%**	**97.73%**	**99.51%**	**99.95%**	**99.28%**	**99.26%**

001-300-20700-10800	001-300-20700-10800	001-300-20700-10000	001-300-20700-11000	001-300-20700-10900	001-300-20700-10900	**001-300-36300-101000**	**001.300.10100.01000**
201-700-13100-10000	201-700-13100-10000	203-700-13100-10000	202-700-13100-10000	029-700-13100-10000	029-700-13100-10000	n/a	n/a
201-700-36300.10000	**201-700-36300.10100**	**203-700-36300-10000**	**202-700-36300-10100**	**029-700-36300-10000**	**029-700-36300-10100**	n/a	n/a
	vendor# 106	**vendor # 300**	**vendor #130**	**vendor #148**			
	001-300-20700-10800	**001-300-20700-10000**	**001-300-20700-11000**	**001-300-20700-109000**			
DATE						CHECKS	
12/11/24	$301,577.75	$235,819.50	$180,239.02	$461,317.63		3499/3502/3500/3501	
01/02/25	$77,750.65	$54,628.99	$71,707.89	$125,453.16		3512/3515/3513/3514	
01/17/25	$32,846.12	$7,778.93	$0.00	$65,182.92		3528/3527/3513	
02/20/25	$9,926.18	$9,645.80	$11,333.34	$17,109.86			
03/11/25	$23,425.35	$1,623.31	$1,489.23	$47,531.66			
Total transferred	$445,526.05		$309,496.53	$264,769.48	$716,595.23		
Total DUE	**$27,272.48**		**$5,079.98**	**$3,155.33**	**$37,554.66**		

CAPITAL REGION CDD

ASSESSMENT RECEIPTS FISCAL YEAR 25

ASSESSD TO	# UNITS	Ex 2008 SERIES 2018-1 RESIDENTIAL	Ex 2008 SERIES 2018-1 COMMERCIAL	Ex 2011A-1 SERIES 2021 RESIDENTIAL	Ex 2011A-2 SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
NET ST JOE COMPANY	1692	$0.00	$738,971.90	$0.00	$0.00	$0.00	$0.00	$286,946.87	$1,025,918.77
NET LEON CO TAX ROLL	4096.91	$271,812.11	$202,415.28	$318,937.68	$274,147.35	$323,380.60	$432,568.73	$1,723,293.49	$3,546,555.24
GROSS LEON CO TAX ROLL		$292,271.09	$217,650.84	$342,943.74	$294,782.10	$347,721.08	$465,127.67	$1,853,003.75	$3,813,500.26
TOTAL NET ASSESSED		$271,812.11	$941,387.18	$318,937.68	$274,147.35	$323,380.60	$432,568.73	$2,010,240.36	$4,572,474.01
TOTAL GROSS ASSESSED		$292,271.09	$1,012,244.28	$342,943.74	$294,782.10	$347,721.08	$465,127.67	$2,161,548.77	$4,916,638.72
% ASSESSMENTS		7.66%	5.71%	8.99%	7.73%	9.12%	12.20%	48.59%	100.00%

RECEIVED BY	DATE	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
ST JOE COMPANY		$0.00	$517,280.33	$0.00	$0.00	$0.00	$0.00	$167,385.68	$684,666.01
TOTAL DUE DIRECT INVOICE		$0.00	$221,691.57	$0.00	$0.00	$0.00	$0.00	$119,561.19	$341,252.76
LEON CO DIST 1	11/13/24	$1,267.84	$0.00	$3,359.41	$0.00	$1,508.37	$0.00	$6,294.98	$12,430.60
LEON CO DIST 2	11/19/24	$17,771.64	$4,138.91	$22,091.69	$0.00	$21,143.30	$8,845.00	$74,170.25	$148,160.79
LEON CO DIST 3	12/10/24	$174,312.13	$104,087.23	$210,368.40	$180,239.02	$207,382.81	$222,438.15	$1,040,374.82	$2,139,202.56
LEON CO DIST 4	12/20/24	$42,966.47	$34,784.18	$54,628.99	$71,707.89	$51,118.11	$74,335.05	$306,290.80	$635,831.49
LEON CO DIST 5	01/16/25	$5,289.08	$27,557.04	$7,778.93	$0.00	$6,292.54	$58,890.38	$99,257.06	$205,065.03
INTEREST	02/05/25	$584.75	$412.82	$721.79	$609.78	$695.69	$882.21	$3,694.27	$7,601.31
LEON CO DIST 6	02/18/25	$3,746.17	$5,182.44	$8,924.01	$10,723.56	$4,456.89	$11,075.07	$40,616.08	$84,724.22
LEON CO DIST 7	03/06/25	$2,669.83	$20,755.52	$1,623.31	$1,489.23	$3,176.36	$44,355.30	$68,577.09	$142,646.64
LEON CO DIST 8	04/08/25	$21,880.37	$5,392.11	$5,079.98	$3,155.33	$26,031.54	$11,523.12	$71,547.95	$144,610.40
LEON CO DIST 9									$0.00
INTEREST									$0.00
LEON CO DIST 10									$0.00
TAX CERTIFICATES									$0.00
INTEREST									$0.00
TOTAL RECEIVED TAX ROLL		$270,488.28	$202,310.25	$314,576.51	$267,924.81	$321,805.61	$432,344.28	$1,710,823.30	$3,520,273.04
NET DUE TAX ROLL		$1,323.83	$105.03	$4,361.17	$6,222.54	$1,574.99	$224.45	$12,470.19	$26,282.20

PERCENT RECEIVED	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
% RECEIVED DIRECT INVOICE	0	70.00%	0.00%	0.00%	0.00%	0.00%	58.33%	66.74%
% RECEIVED TAX ROLL	99.51%	99.95%	98.63%	97.73%	99.51%	99.95%	99.28%	99.26%

	001-300-20700-10800	001-300-20700-10800	001-300-20700-10000	001-300-20700-11000	001-300-20700-10900	001-300-20700-10900	001-300-36300-101000	001.300.10100.01000
	201-700-13100-10000	201-700-13100-10000	203-700-13100-10000	202-700-13100-10000	029-700-13100-10000	029-700-13100-10000	n/a	n/a
	201-700-36300.10000	201-700-36300.10100	203-700-36300-10000	202-700-36300-10100	029-700-36300-10000	029-700-36300-10100	n/a	n/a
	vendor# 106		vendor # 300	vendor #130	vendor #148			
DATE	001-300-20700-10800		001-300-20700-10000	001-300-20700-11000	001-300-20700-109000		CHECKS	
12/11/24	$301,577.75		$235,819.50	$180,239.02	$461,317.63		3499/3502/3500/3501	
01/02/25	$77,750.65		$54,628.99	$71,707.89	$125,453.16		3512/3515/3513/3514	
01/17/25	$32,846.12		$7,778.93	$0.00	$65,182.92		3528/3527/3513	
02/20/25	$9,926.18		$9,645.80	$11,333.34	$17,109.86			
03/11/25	$23,425.35		$1,623.31	$1,489.23	$47,631.66			
Total transferred	$445,526.05		$309,496.53	$264,769.48	$716,595.23			
Total DUE	**$27,272.48**		**$5,079.98**	**$3,155.33**	**$37,554.66**			

CAPITAL REGION CDD

ASSESSMENT RECEIPTS FISCAL YEAR 25

ASSESSD TO	# UNITS	Ex 2008 SERIES 2018-1 RESIDENTIAL	Ex 2008 SERIES 2018-1 COMMERCIAL	Ex 2011A-1 SERIES 2021 RESIDENTIAL	Ex 2011A-2 SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
NET ST JOE COMPANY	1692	$0.00	$738,971.90	$0.00	$0.00	$0.00	$0.00	$286,946.87	$1,025,918.77
NET LEON CO TAX ROLL	4096.91	$271,812.11	$202,415.28	$318,937.68	$274,147.35	$323,380.60	$432,568.73	$1,723,293.49	$3,546,555.24
GROSS LEON CO TAX ROLL		$292,271.09	$217,650.84	$342,943.74	$294,782.10	$347,721.08	$465,127.67	$1,853,003.75	$3,813,500.26
TOTAL NET ASSESSED		**$271,812.11**	**$941,387.18**	**$318,937.68**	**$274,147.35**	**$323,380.60**	**$432,568.73**	**$2,010,240.36**	**$4,572,474.01**
TOTAL GROSS ASSESSED		**$292,271.09**	**$1,012,244.28**	**$342,943.74**	**$294,782.10**	**$347,721.08**	**$465,127.67**	**$2,161,548.77**	**$4,916,638.72**
% ASSESSMENTS		7.66%	5.71%	8.99%	7.73%	9.12%	12.20%	48.59%	100.00%

RECEIVED BY	DATE	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
ST JOE COMPANY		$0.00	$517,280.33	$0.00	$0.00	$0.00	$0.00	$167,385.68	$684,666.01
TOTAL DUE DIRECT INVOICE		**$0.00**	**$221,691.57**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$119,561.19**	**$341,252.76**
LEON CO DIST 1	11/13/24	$1,267.84	$0.00	$3,359.41	$0.00	$1,508.37	$0.00	$6,294.98	$12,430.60
LEON CO DIST 2	11/19/24	$17,771.64	$4,138.91	$22,091.69	$0.00	$21,143.30	$8,845.00	$74,170.25	$148,160.79
LEON CO DIST 3	12/10/24	$174,312.13	$104,087.23	$210,368.40	$180,239.02	$207,382.81	$222,438.15	$1,040,374.82	$2,139,202.56
LEON CO DIST 4	12/20/24	$42,966.47	$34,784.18	$54,628.99	$71,707.89	$51,118.11	$74,335.05	$306,290.80	$635,831.49
LEON CO DIST 5	01/16/25	$5,289.08	$27,557.04	$7,778.93	$0.00	$6,292.54	$58,890.38	$99,257.06	$205,065.03
INTEREST	02/05/25	$584.75	$412.82	$721.79	$609.78	$695.69	$882.21	$3,694.27	$7,601.31
LEON CO DIST 6	02/18/25	$3,746.17	$5,182.44	$8,924.01	$10,723.56	$4,456.89	$11,075.07	$40,616.08	$84,724.22
LEON CO DIST 7	03/06/25	$2,669.83	$20,755.52	$1,623.31	$1,489.23	$3,176.36	$44,355.30	$68,577.09	$142,646.64
LEON CO DIST 8	04/08/25	$21,880.37	$5,392.11	$5,079.98	$3,155.33	$26,031.54	$11,523.12	$71,547.95	$144,610.40
LEON CO DIST 9									$0.00
INTEREST									$0.00
LEON CO DIST 10									$0.00
TAX CERTIFICATES									$0.00
INTEREST									$0.00
TOTAL RECEIVED TAX ROLL		**$270,488.28**	**$202,310.25**	**$314,576.51**	**$267,924.81**	**$321,805.61**	**$432,344.28**	**$1,710,823.30**	**$3,520,273.04**
NET DUE TAX ROLL		**$1,323.83**	**$105.03**	**$4,361.17**	**$6,222.54**	**$1,574.99**	**$224.45**	**$12,470.19**	**$26,282.20**

PERCENT RECEIVED	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
% RECEIVED DIRECT INVOICE	0	70.00%	0.00%	0.00%	0.00%	0.00%	58.33%	66.74%
% RECEIVED TAX ROLL	99.51%	99.95%	98.63%	97.73%	99.51%	99.95%	99.28%	99.26%

	001-300-20700-10800	001-300-20700-10800	001-300-20700-10000	001-300-20700-11000	001-300-20700-10900	001-300-20700-10900	**001-300-36300-101000**	**001.300.10100.01000**
	201-700-13100-10000	201-700-13100-10000	203-700-13100-10000	202-700-13100-10000	029-700-13100-10000	029-700-13100-10000	n/a	n/a
	201-700-36300.10000	**201-700-36300.10100**	**203-700-36300-10000**	**202-700-36300-10100**	**029-700-36300-10000**	**029-700-36300-10100**	n/a	n/a
	vendor# 106		**vendor # 300**	**vendor #130**	**vendor #148**			
	001-300-20700-10800		**001-300-20700-10000**	**001-300-20700-11000**	**001-300-20700-109000**			
DATE							CHECKS	
12/11/24	$301,577.75		$235,819.50	$180,239.02	$461,317.63		3499/3502/3500/3501	
01/02/25	$77,750.65		$54,628.99	$71,707.89	$125,453.16		3512/3515/3513/3514	
01/17/25	$32,846.12		$7,778.93	$0.00	$85,182.92		3528/3527/3513	
02/20/25	$9,926.18		$9,645.80	$11,333.34	$17,109.86			
03/11/25	$23,425.35		$1,623.31	$1,489.23	$47,531.66			
Total transferred	$445,526.05		$309,496.53	$264,769.48	$716,595.23			
Total DUE	**$27,272.48**		**$5,079.98**	**$3,155.33**	**$37,554.66**			

CAPITAL REGION CDD

ASSESSMENT RECEIPTS FISCAL YEAR 25

ASSESSD TO	# UNITS	Ex 2008 SERIES 2018-1 RESIDENTIAL	Ex 2008 SERIES 2018-1 COMMERCIAL	Ex 2011A-1 SERIES 2021 RESIDENTIAL	Ex 2011A-2 SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
NET ST JOE COMPANY	1692	$0.00	$738,971.90	$0.00	$0.00	$0.00	$0.00	$286,946.87	$1,025,918.77
NET LEON CO TAX ROLL	4096.91	$271,812.11	$202,415.28	$318,937.68	$274,147.35	$323,380.60	$432,568.73	$1,723,293.49	$3,546,555.24
GROSS LEON CO TAX ROLL		$292,271.09	$217,650.84	$342,943.74	$294,782.10	$347,721.08	$465,127.67	$1,853,003.75	$3,813,500.26
TOTAL NET ASSESSED		**$271,812.11**	**$941,387.18**	**$318,937.68**	**$274,147.35**	**$323,380.60**	**$432,568.73**	**$2,010,240.36**	**$4,572,474.01**
TOTAL GROSS ASSESSED		**$292,271.09**	**$1,012,244.28**	**$342,943.74**	**$294,782.10**	**$347,721.08**	**$465,127.67**	**$2,161,548.77**	**$4,916,638.72**
% ASSESSMENTS		7.66%	5.71%	8.99%	7.73%	9.12%	12.20%	48.59%	100.00%

RECEIVED BY	DATE	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
ST JOE COMPANY		$0.00	$517,280.33	$0.00	$0.00	$0.00	$0.00	$167,385.68	$684,666.01
TOTAL DUE DIRECT INVOICE		**$0.00**	**$221,691.57**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$119,561.19**	**$341,252.76**
LEON CO DIST 1	11/13/24	$1,267.84	$0.00	$3,359.41	$0.00	$1,508.37	$0.00	$6,294.98	$12,430.60
LEON CO DIST 2	11/19/24	$17,771.64	$4,138.91	$22,091.69	$0.00	$21,143.30	$8,845.00	$74,170.25	$148,160.79
LEON CO DIST 3	12/10/24	$174,312.13	$104,087.23	$210,368.40	$180,239.02	$207,382.81	$222,438.15	$1,040,374.82	$2,139,202.56
LEON CO DIST 4	12/20/24	$42,966.47	$34,784.18	$54,628.99	$71,707.89	$51,118.11	$74,335.05	$306,290.80	$635,831.49
LEON CO DIST 5	01/16/25	$5,289.08	$27,557.04	$7,778.93	$0.00	$6,292.54	$58,890.38	$99,257.06	$205,065.03
INTEREST	02/05/25	$584.75	$412.82	$721.79	$609.78	$695.69	$882.21	$3,694.27	$7,601.31
LEON CO DIST 6	02/18/25	$3,746.17	$5,182.44	$8,924.01	$10,723.56	$4,456.89	$11,075.07	$40,616.08	$84,724.22
LEON CO DIST 7	03/06/25	$2,669.83	$20,755.52	$1,623.31	$1,489.23	$3,176.36	$44,355.30	$68,577.09	$142,646.64
LEON CO DIST 8	04/08/25	$21,880.37	$5,392.11	$5,079.98	$3,155.33	$26,031.54	$11,523.12	$71,547.95	$144,610.40
LEON CO DIST 9									$0.00
INTEREST									$0.00
LEON CO DIST 10									$0.00
TAX CERTIFICATES									$0.00
INTEREST									$0.00
TOTAL RECEIVED TAX ROLL		**$270,488.28**	**$202,310.25**	**$314,576.51**	**$267,924.81**	**$321,805.61**	**$432,344.28**	**$1,710,823.30**	**$3,520,273.04**
NET DUE TAX ROLL		**$1,323.83**	**$105.03**	**$4,361.17**	**$6,222.54**	**$1,574.99**	**$224.45**	**$12,470.19**	**$26,282.20**

PERCENT RECEIVED	SERIES 2018-1 RESIDENTIAL	SERIES 2018-1 COMMERCIAL	SERIES 2021 RESIDENTIAL	SERIES 2018-2 COMMERCIAL	SERIES 2013 RESIDENTIAL	SERIES 2013 COMMERCIAL	GENERAL FUND	TOTAL ASSESSED
% RECEIVED DIRECT INVOICE	0	70.00%	0.00%	0.00%	0.00%	0.00%	58.33%	66.74%
% RECEIVED TAX ROLL	99.51%	99.95%	98.63%	97.73%	99.51%	99.95%	99.28%	99.26%

	001-300-20700-10800	001-300-20700-10800	001-300-20700-10000	001-300-20700-11000	001-300-20700-10900	001-300-20700-10900	**001-300-36300-101000**	**001.300.10100.01000**
	201-700-13100-10000	201-700-13100-10000	203-700-13100-10000	202-700-13100-10000	029-700-13100-10000	029-700-13100-10000	n/a	n/a
	201-700-36300.10000	**201-700-36300.10100**	**203-700-36300-10000**	**202-700-36300-10100**	**029-700-36300-10000**	**029-700-36300-10100**	n/a	n/a
	vendor# 106		**vendor # 300**	**vendor #130**	**vendor #148**			
	001-300-20700-10800		**001-300-20700-10000**	**001-300-20700-11000**	**001-300-20700-109000**			
DATE							CHECKS	
12/11/24	$301,577.75		$235,619.50	$180,239.02	$461,317.63		3499/3502/3500/3501	
01/02/25	$77,750.65		$54,628.99	$71,707.89	$125,453.16		3512/3515/3513/3514	
01/17/25	$32,846.12		$7,778.93	$0.00	$66,182.92		3528/3527/3513	
02/20/25	$9,926.18		$9,645.80	$11,333.34	$17,109.86			
03/11/25	$23,425.35		$1,623.31	$1,489.23	$47,631.66			
Total transferred	$445,526.05		$309,496.53	$264,769.48	$716,595.23			
Total DUE	**$27,272.48**		**$5,079.98**	**$3,155.33**	**$37,554.66**			

Invoice

All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Phone: 850-656-0208

Date	Invoice #
4/14/2025	197702

Bill To
CRCDD c/o GMS, LLC Attn: Corbin deNagy 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Due Date
	Net 30	5/14/2025

Description	Quantity	Rate	Amount
Controller 9: Mossy Creek - Valve Replace			
Hunter 2" Valve PGV-201	1	115.75	115.75
2" SCH 40 Male Adapter TXS	2	1.76	3.52
2" Gasketed Repair Coupling SS	1	39.30	39.30
DBR/Y - 6 Splice Kit Wire Connector	2	5.15	10.30
Irrigation Technician Labor Rate per hour	2.5	80.00	200.00
Date of Service: 4/9/25			
		46450 Corbin deNagy 4/14/2025	

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

$35 fee for all returned checks
A Finance charge of 2% per month may be assessed on all 90 day past due balances
In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer

Total	$368.87
Payments/Credits	$0.00
Balance Due	$368.87

Invoice

All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Phone: 850-656-0208

Date	Invoice #
4/14/2025	197703

Bill To
CRCDD c/o GMS, LLC Attn: Corbin deNagy 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Due Date
	Net 30	5/14/2025

Description	Quantity	Rate	Amount
Controller 1; Unit 5 - Irrigation Repair			
3/4" SCH 40 Coupling	2	0.40	0.80
3/4" Slip-Fix	2	9.58	19.16
Irrigation Technician Labor Rate per hour	2.5	80.00	200.00
Date of Service: 4/10/25 Damage Source: Tree Damage			
		46450 Corbin deNagy 4/14/2025	

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

$35 fee for all returned checks
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In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer

Total	$219.96
Payments/Credits	$0.00
Balance Due	$219.96

Invoice

All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Phone: 850-656-0208

Date	Invoice #
4/14/2025	197706

Bill To
CRCDD c/o GMS, LLC Attn: Corbin deNagy 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Due Date
	Net 30	5/14/2025

Description	Quantity	Rate	Amount
Mossy Creek ; Controller 9 - Irrigation Repair			
Hunter 2" Valve PGV-201	1	115.75	115.75
2" SCH 40 Male Adapter TXS	2	1.76	3.52
2" Slip-Fix	2	17.33	34.66
DBR/Y - 6 Splice Kit Wire Connector	3	5.15	15.45
Rectangular Valve Box	1	32.44	32.44
Irrigation Technician Labor Rate per hour	4	80.00	320.00
Date of Service: 4/11/25			
		46450 Corbin deNagy 4/14/2025	

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

Total	$521.82
Payments/Credits	$0.00
Balance Due	$521.82

$35 fee for all returned checks
A Finance charge of 2% per month may be assessed on all 90 day past due balances
In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer

All Pro Landscaping
of Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Invoice

Date	Invoice #
4/8/2025	171499-LS

Bill To
CRCDD c/o GMS, LLC Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Due Date
		4/8/2025

Description	Quantity	Rate	Amount
WD141 - Clean-up & Install Rip Rap			
Surge Rock (1/2yd)	0.5	195.25	97.63
Dump Truck	0.5	50.00	25.00
General Labor to clean up and install rip rap	21	55.00	1,155.00
*Note: Limerock to be installed once water levels go down			

46550
Corbin deVagy
4/9/2025

Thank You For Your Business! Please make checks payable to the address listed above. Payments made by Credit Card will be subject to 3-4% processing fee.
Office: (850)-656-5939 Fax: (850) 656-0191

$35 fee for all returned checks
A finance charge of 2% per month may be assessed on all 90 day past due balances
In the event of non-payments, collection fees and reasonable attorney fees will be charged to the customer.
Material pricing may fluctuate based on inflation. Fuel surcharges may apply.

Total	$1,277.63
Payments/Credits	$0.00
Balance Due	$1,277.63

All Pro Landscaping
of Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Invoice

Date	Invoice #
4/8/2025	171500-LS

Bill To
CRCDD c/o GMS, LLC Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Due Date
		4/8/2025

Description	Quantity	Rate	Amount
WD240 - Clean up filter and install rip rap			
Surge Rock (1yd)	1	195.25	195.25
Dump Truck	0.5	50.00	25.00
General Labor to clean up and install rip rap	22.5	55.00	1,237.50
*Note: Limerock to be installed at filter once water levels go down			
		46550 Corbin deNagy 4/9/2025	

Thank You For Your Business! Please make checks payable to the address listed above. Payments made by Credit Card will be subject to 3-4% processing fee.
Office: (850)-656-5939 Fax: (850) 656-0191

Total	$1,457.75
Payments/Credits	$0.00
Balance Due	$1,457.75

$35 fee for all returned checks
A finance charge of 2% per month may be assessed on all 90 day past due balances
In the event of non-payments, collection fees and reasonable attorney fees will be charged to the customer.
Material pricing may fluctuate based on inflation. Fuel surcharges may apply.

AtkinsRéalis

Capital Region Community Development District
Attn:
5385 N Nob Hill Road
Sunrise, FL 33351

Invoice Date: April 08, 2025
Project #: 100065121
Invoice #: 2039455

e-mail invoices to:
tcessna@gmssf.com; cdenagy@gmsnf.com
joliver@gmsnf.com, bperegrino@gmsnf.com

CRCDD 4.28.11
Work Auth #13

Project Description: Capital Region Community Development District Engineering Agreement, WA13
Invoice Comments:
Invoicing Period: February 08, 2025 to March 31, 2025

Basic Services	Current
Multiplier Labor	1,879.11
Total Invoice	**1,879.11**
Total Due this Invoice	**USD 1,879.11**

Contract Amount:	20,000.00
Previous Billed:	15,931.39
Billed to Date	17,810.50
Contract Balance:	2,189.50

Remit to:
ATKINSREALIS USA INC.
PO Box 409357
Atlanta, GA 30384-9357
Tax ID: 59-0896138
Wire Payments: Routing No. 026009593, Acct No 4451286495
ACH EFT Payments: Routing 111000012, Acct No 4451286495

Capital Region Community Development District
CRCDD WA13

Project Number 100065121
Invoice Number 2039455
Date 08-APR-25

		Current		
Name	**Category**	**Hours**	**Cost Rate**	**Total**
Graves, Andrea N.	Project Director	1.00	79.58	79.58
Subtotal - Project Director		**1.00**		**79.58**
Rivieccio, Mario	Project Manager	9.00	49.79	448.11
Rivieccio, Mario	Project Manager	2.50	48.11	120.28
Subtotal - Project Manager		**11.50**		**568.39**
Subtotal Labor				**647.97**
Multiplier 2.9				
TOTAL				**1,879.11**

31100

Corbin deVagy

4/8/2025

B&B Dugger, Inc.

Post Office Box 121
Crawfordville, FL 32326-0121

Service Invoice

Date	Invoice #
4/11/2025	14999

Bill To	To
Capital Region Comm Dev Dist (CRCDD) 475 W. Town Pl., Ste. 114 St. Augustine, FL 32092	ATTN: Corbin DeNagy

Location	Tract	Terms	Due Date	Contract	Comp/Stand
Leon County	Shepards Branch		4/11/2025		

Quantity	Measure	Item	Description	Rate	Amount
90	Acres	Prescribed Burning	Tract: Shepards Branch No Sales Tax	42.00 0.00%	3,780.00 0.00

47000
Corbin deNagy
4/11/2025

Total	USD 3,780.00
Payments/Credits	USD 0.00
Balance Due	USD 3,780.00

Phone #	Fax #	E-mail	Web Site
850-926-2929		**office@bandbdugger.com**	**www.bandbdugger.com**

FedEx®

Invoice Number	Invoice Date	Account Number	Page
8-831-12314	Apr 15, 2025	XXXX-X882-4	1 of 2

Billing Address:
CAPITAL REGION CDD
114
SAINT AUGUSTINE FL 32092-3648

Shipping Address:
CAPITAL REGION CDD
SAINT AUGUSTINE FL 32092-3648

Invoice Questions?
Contact FedEx Revenue Services
Phone: 800.622.1147
M-F 7 AM to 8 PM CST
Sa 7 AM to 6 PM CST
Internet: fedex.com

Invoice Summary

FedEx Express Services

Total Charges	USD	$73.49
TOTAL THIS INVOICE	**USD**	**$73.49**

Other discounts may apply.
To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.

Payments not received by Apr 30, 2025 are subject to a late fee.

Important Service Message:
Stay alert to fraud targeting your FedEx shipments and accounts.What to Watch For:- Fake tracking numbers.- Suspicious invoices.- Account compromise.How to Protect Yourself:- Track shipments and check invoices only on the official FedEx website/app.- Confirm unexpected invoices with FedEx.- Use strong passwords and enable two-factor authentication.For more info on protecting your account and reporting fraud, visit: www.fedex.com/report-fraud. Stay secure with FedEx!

Detailed descriptions of surcharges can be located at fedex.com

FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	1		59.82	13.67			73.49
Total FedEx Express	1		$59.82	$13.67			$73.49

TOTAL THIS INVOICE **USD** **$73.49**

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Apr 04, 2025 **Cust. Ref.:** Capital Reigon CDD **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.00% to this shipment.
Distance Based Pricing, Zone 7

		Sender	Recipient
Automation	INET		
Tracking ID	880310069192	Regine Lucas	Lockbox Services-12-2657
Service Type	FedEx Standard Overnight	FORT LAUDERDALE FL 33351 US	US Bank, N.A.- CDD
Package Type	FedEx Envelope		SAINT PAUL MN 55108 US
Zone	07		
Packages	1		
Rated Weight	N/A		
Delivered	Apr 07, 2025 09:37	Transportation Charge	59.82
Svc Area	A1	Fuel Surcharge	10.17
Signed by	C.Schwartz	Third Party Billing	3.50
FedEx Use	000000000/255/_	**Total Charge** **USD**	**$73.49**

Third Party Subtotal **USD** **$73.49**

Total FedEx Express **USD** **$73.49**

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LocaliQ
Florida
GANNETT

ACCOUNT NAME		ACCOUNT #	INV DATE
Capital Region Community		1127543	03/31/25
INVOICE #	**INVOICE PERIOD**	**CURRENT INVOICE TOTAL**	
0007039260	Mar 1- Mar 31, 2025	$443.90	
PREPAY (Memo Info)	**UNAPPLIED (Included in amt due)**	**TOTAL CASH AMT DUE***	
$0.00	$0.00	**$527.24**	

BILLING ACCOUNT NAME AND ADDRESS

Capital Region Community
Governmental Management Services, LLC
475 W. Town Pl. Ste. 114
Saint Augustine, FL 32092-3649

PAYMENT DUE DATE: APRIL 30, 2025

Legal Entity: Gannett Media Corp.
Terms and Conditions: Past due accounts are subject to interest at the rate of 18% per annum or the maximum legal rate (whichever is less). Advertiser claims for a credit related to rates incorrectly invoiced or paid must be submitted in writing to Publisher within 30 days of the invoice date or the claim will be waived. Any credit towards future advertising must be used within 30 days of issuance or the credit will be forfeited.
All funds payable in US dollars.

BILLING INQUIRIES/ADDRESS CHANGES 1-877-736-7612 or smb@ccc.gannett.com | **FEDERAL ID** 47-2390983

Check out our brand-new invoice layout! Specifically tailored to better meet your needs and enhance your experience.

Date	Description	Amount
3/1/25	Balance Forward	$83.34

Package Advertising:

Start-End Date	Order Number	Product	Description	PO Number	Package Cost
3/6/25	11061819	TAL Tallahassee Democrat	Notice of Meeting		$83.34
3/17/25	11131171	TAL Tallahassee Democrat	LANDSCAPE AND IRRIGATION		$360.56

please pay $527.24

notice of meeting 2/6/25 $83.35
notice of meeting 3/6/25 $83.34
Landscape and irrigation $360.56

RECEIVED
APR 14 2025

As an incentive for customers, we provide a discount off the total invoice cost equal to the 3.99% service fee if you pay with Cash/Check/ACH. Pay by Cash/Check/ACH and Save!

Total Cash Amount Due	~~$527.24~~
Service Fee 3.99%	$21.04
*Cash/Check/ACH Discount	-$21.04
*Payment Amount by Cash/Check/ACH	$527.24
Payment Amount by Credit Card	$548.28

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR PAYMENT

ACCOUNT NAME	ACCOUNT NUMBER	INVOICE NUMBER	AMOUNT PAID
Capital Region Community	1127543	0007039260	527.24

CURRENT DUE	30 DAYS PAST DUE	60 DAYS PAST DUE	90 DAYS PAST DUE	120+ DAYS PAST DUE	UNAPPLIED PAYMENTS	TOTAL CASH AMT DUE*
$443.90	$83.34	$0.00	$0.00	$0.00	$0.00	**$527.24**

REMITTANCE ADDRESS (Include Account# & Invoice# on check)	TO PAY BY PHONE PLEASE CALL:	TOTAL CREDIT CARD AMT DUE
Gannett Florida LocaliQ PO Box 631244 Cincinnati, OH 45263-1244	1-877-736-7612	$548.28
	To sign up for E-mailed invoices and online payments please contact abgspecial@gannett.com	

0001127543000000000000070392600005272467177

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

CAPITAL REGION CDD
Capital Region CDD Attn: GMS
Capital Region Community
5385 N Knob Hill Rd
Sunrise FL 33351

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Tallahassee Democrat, a newspaper published in Tallahassee in Leon County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Leon County, Florida, or in a newspaper by print in the issues of, on:

02/06/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 02/06/2025

Legal Clerk

Notary, State of WI, County of Brown

5·15·27

My commission expires

Publication Cost:	$83.34	
Tax Amount:	$0.00	
Payment Cost:	$83.34	
Order No:	10970112	# of Copies:
Customer No:	1127543	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NANCY HEYRMAN
Notary Public
State of Wisconsin

Notice of Meeting
Capital Region Community
Development District
(SouthWood)

The regular meeting of the Board of Supervisors of the Capital Region Community Development District ("Southwood Community") will be held Thursday, February 13, 2025 at 6:30 p.m. at the Southwood Community Center, 4675 Grove Park Drive, Tallahassee, Florida 32311. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for the meeting may be obtained from GMS, LLC, 475 West Town Place, Suite 114, St. Augustine, Florida 32092, (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when one or more Supervisors will participate by telephone.
Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.
Each person who decides to appeal any action taken at these meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of proceedings is made, including the testimony and evidence upon which such appeal is to be based.
James Oliver
District Manager
2/6/25

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

CAPITAL REGION CDD
Capital Region CDD Attn: GMS
Capital Region Community
5385 N Knob Hill Rd
Sunrise FL 33351

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Tallahassee Democrat, a newspaper published in Tallahassee in Leon County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Public Notices, was published on the publicly accessible website of Leon County, Florida, or in a newspaper by print in the issues of, on:

02/06/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 02/06/2025

Legal Clerk

Notary, State of WI, County of Brown

5.15.27

My commission expires

Publication Cost:	$83.34	
Tax Amount:	$0.00	
Payment Cost:	$83.34	
Order No:	10970112	# of Copies:
Customer No:	1127543	1
PO #:		

THIS IS NOT AN INVOICE!

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NANCY HEYRMAN
Notary Public
State of Wisconsin

Notice of Meeting
Capital Region Community
Development District
(SouthWood)

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Each person who decides to appeal any action taken at these meetings is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of proceedings is made, including the testimony and evidence upon which such appeal is to be based.
James Oliver
District Manager
2/6/25

LocaliQ
Florida
GANNETT

PO Box 631244 Cincinnati, OH 45263-1244

AFFIDAVIT OF PUBLICATION

Sarah Sweeting
Governmental Management Services, LLC
Capital Region Community
475 W Town PL # 114
Saint Augustine FL 32092-3649

STATE OF WISCONSIN, COUNTY OF BROWN

Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Advertising Representative of the Tallahassee Democrat, a newspaper published in Tallahassee in Leon County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of Bids & Proposals, was published on the publicly accessible website of Leon County, Florida, or in a newspaper by print in the issues of, on:

03/17/2025

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.
Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 03/17/2025

Legal Clerk

Notary, State of WI, County of Brown

5-15-27

My commission expires

Publication Cost:	$360.56	
Tax Amount:	$0.00	
Payment Cost:	$360.56	
Order No:	11131171	# of Copies:
Customer No:	1127543	1
PO #:		

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NANCY HEYRMAN
Notary Public
State of Wisconsin

LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES
REQUEST FOR PROPOSALS
AND
NOTICE OF MEETING TO OPEN PROPOSALS

CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT
Leon County, Florida

Notice is hereby given that the Capital Region Community Development District ("District") will accept proposals from qualified firms ("Proposers") interested in providing landscape and irrigation maintenance services, all as more specifically set forth in the Project Manual.

The Project Manual, including among other materials, contract documents, project scope and any technical specifications, will be available for public inspection and may be obtained by emailing the District's Operations Manager, Corbin deNagy, at cdenagy@amsnf.com beginning at 8:00 a.m. (EST) on March 17, 2025. ("Proposal Pick-Up Time")

A mandatory pre-proposal meeting will be held on March 24, 2025, at 10:00 a.m. (EST) at 3196 Merchants Row Blvd, Suite 130, Tallahassee, Florida 32311. In order to submit a proposal, each Proposer must (1) be authorized to do business in Florida, (2) hold all required State and Federal licenses in good standing; (3) have at least five (5) years of experience with landscape and irrigation maintenance projects; and (4) attend the mandatory pre-proposal meeting. All Proposers should obtain a copy of the Project Manual prior to the pre-proposal meeting. Copies of the Project Manual will not be available at that meeting. The District reserves the right in its sole discretion to make changes to the Project Manual up until the time of the proposal opening, and to provide notice of such changes only to those Proposers who have attended the pre-proposal meeting and registered.

Firms desiring to provide services for this project must submit one (1) electronic copy and two (2) hard-copy proposals no later than April 10, 2025, at 10:00 a.m. (EST), at Kutak Rock LLP, 107 West College Avenue, Tallahassee, Florida 32301, Attention: Sarah R. Sandy. As further described in the Project Manual, each Proposer must supply with its proposal a proposal bond or cashier's check in the amount of in a sum not less than five (5) percent of the amount proposed. Proposals shall be submitted in a sealed package, shall bear the name of the Proposer on the outside of the package and shall clearly identify the project. Those received after the time and date stipulated above may be returned un-opened to the Proposer. Any proposal not completed as specified or missing the required proposal documents may be disqualified in the District's discretion. Firms or individuals submit their proposals on a voluntary basis and therefore are not entitled to compensation of any kind. The District shall not be obligated or be liable for any costs incurred by proposers prior to issuance of a contract. All costs to prepare and submit a response to this RFP shall be borne by the proposer.

Any protest regarding the Project Manual, including but not limited to protests relating to the proposal notice, the proposal instructions, the proposal forms, the contract form, the scope of work, the map, the specifications, the evaluation criteria, the evaluation process established in the Project Manual, or any other issues or items relating to the Project Manual, must be filed in writing, within seventy-two (72) hours after the Proposal Pick-Up Time. The formal protest setting forth with particularity the facts and law upon which the protest is based shall be filed within seven (7) calendar days after the initial notice of protest was filed. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object or protest with respect to aforesaid plans, specifications or contract documents. Additional information and requirements regarding protests are set forth in the Project Manual and the District's Rules of Procedure, which are available from the District Manager. Any proposer who files a Notice of Protest protesting the Project Manual, a proposal rejection, or a proposal award shall post with the District at the time of filing, a protest bond payable to the District. The protest bond for protesting the Project Manual shall be in the amount of ten thousand dollars ($10,000.00). Notwithstanding the District's operating rules, the protest bond for protesting a proposal rejection or proposal

award shall be in an amount equal to ten percent (10%) of the value of the solicitation, but in no case less than ten thousand dollars ($10,000.00). Bonds shall be by a U.S. postal service money order, certified, cashier's check or such other form of surety as the District's Staff may approve. All bonds shall be made payable to the District. Failure to post such bond within the requested time period shall result in the protest being dismissed by the District, with the Proposer afforded no relief.

Rankings will be made based on the Evaluation Criteria contained within the Project Manual. Price will be one factor used in determining the proposal that is in the best interest of the District, but the District explicitly reserves the right to make such award to a proposal other than the lowest price proposal. The District has the right to reject any and all proposals and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest of the District to do so. Any and all questions relative to this project shall be directed in writing by e-mail only to Corbin deNagy at cdenagy@amsnf.com.

Notice of Public Meeting for Bid Opening

A special meeting of the Capital Region Community Development District will be held on April 10, 2025, at 10:00 a.m. (EST), at Kutak Rock LLP, 107 West College Avenue, *Tallahassee, Florida 32301*. No official action of the District's Board will be taken at this meeting, it is held for the limited purpose of opening and announcing the bids. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda for this meeting may be obtained from Corbin deNagy at cdenagy@amsnf.com. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 Ext. 402 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Any and all questions relative to this request for proposals shall be directed in writing by e-mail only to Corbin deNagy at cdenagy@amsnf.com or Sarah R. Sandy at sarah.sandy@kutakrock.com. Questions must be submitted on or before 5:00 p.m. on March 31, 2025.

Capital Region Community Development District

3/17/25 11131171

MAKE CHECK PAYABLE TO:

The Lake Doctors, Inc.
Aquatic Management Services

Post Office Box 162134
Altamonte Springs, FL 32716
(850) 329-2389

PLEASE FILL OUT BELOW IF PAYING BY CREDIT CARD

VISA MasterCard

CARD NUMBER	EXP. DATE
SIGNATURE	AMOUNT PAID

ADDRESSEE

☐ *Please check if address below is incorrect and indicate change on reverse side*

CAPITAL REGIONAL CDD
ROBERT BERLIN
3196 Merchants Row
SUITE 130
Tallahassee, FL 32311

ACCOUNT NUMBER	DATE	BALANCE
708277	4/14/2025	$332.00

The Lake Doctors
Post Office Box 162134
Altamonte Springs, FL 32716

00000000018515001000000026708300000003320072

Please Return this invoice with your payment and notify us of any changes to your contact information.

SOUTHWOOD **3770 Cunard Dr Tallahassee, FL 32311**
Invoice Due Date 4/21/2025 **Invoice 2034129** **PO #**

Invoice Date	Description	Quantity	Amount	Tax	Total
4/11/2025	Water Management - Monthly		$332.00	$0.00	$332.00

Please contact Jim Hawkins with any questions. Thank you.

46550
Corbin deNagy
4/14/2025

Please provide remittance information when submitting payments, otherwise payments will be applied to the oldest outstanding invoices.

Credits $0.00
Adjustment $0.00
AMOUNT DUE

Total Account Balance including this invoice: $332.00 | **This Invoice Total:** $332.00

Click the "Pay Now" link to submit payment by ACH

Customer #: 708277
Portal Registration #: C96B1461
Customer E-mail(s): cdenagy@gmsnf.com,tcessna@gmssf.com
Customer Portal Link: www.lakedoctors.com/contact-us/

Corporate Address
4651 Salisbury Rd, Suite 155
Jacksonville, FL 32256

Set Up Customer Portal to pay invoices online, set up recurring payments, view payment history, and edit contact information

Invoice

All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Phone: 850-656-0208

Date	Invoice #
4/18/2025	197714

Bill To
CRCDD c/o GMS, LLC Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Due Date
	Net 30	5/18/2025

Description	Quantity	Rate	Amount
Unit 31: Spider Lily Park - Fungicide			
Armada 50 WDG - 30 gal		18.03	18.03
IPM Technician Labor Rate per hour	0.48	80.00	38.40
IPM Helper Labor Rate per hour	0.48	50.00	24.00
Date of Service: 4/17/2025			
		46910 Corbin deVagy 4/22/2025	

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

$35 fee for all returned checks
A Finance charge of 2% per month may be assessed on all 90 day past due balances
In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer

Total	$80.43
Payments/Credits	$0.00
Balance Due	$80.43

Invoice

All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Phone: 850-656-0208

Date	Invoice #
4/18/2025	197710

Bill To
CRCDD c/o GMS, LLC Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Due Date
	Net 30	5/18/2025

Description	Quantity	Rate	Amount
Orange Ave - Fungicide			
Armada 50 WDG - 40 gal		24.04	24.04
IPM Technician Labor Rate per hour	1.28	80.00	102.40
IPM Helper Labor Rate per hour	1.28	50.00	64.00
Date of Service: 4/16/2025			

46900
Corbin deNagy
4/22/2025

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

$35 fee for all returned checks
A Finance charge of 2% per month may be assessed on all 90 day past due balances
In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer

Total	$190.44
Payments/Credits	$0.00
Balance Due	$190.44

Invoice

All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Phone: 850-656-0208

Date	Invoice #
4/18/2025	197711

Bill To
CRCDD c/o GMS, LLC Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Due Date
	Net 30	5/18/2025

Description	Quantity	Rate	Amount
Unit 16: Poe Park - Fungicide			
Armada 50 WDG - 30 gal		18.03	18.03
IPM Technician Labor Rate per hour	0.57	80.00	45.60
IPM Helper Labor Rate per hour	0.57	50.00	28.50
Date of Service: 4/17/2025			
		46910 Corbin deVagy 4/22/2025	

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

Total	$92.13
Payments/Credits	$0.00
Balance Due	$92.13

$35 fee for all returned checks
A Finance charge of 2% per month may be assessed on all 90 day past due balances
In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer

Invoice

All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Phone: 850-656-0208

Date	Invoice #
4/18/2025	197712

Bill To
CRCDD c/o GMS, LLC Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Due Date
	Net 30	5/18/2025

Description	Quantity	Rate	Amount
Unit 26: Strolling Way Parks - Fungicide			
Armada 50 WDG - 20 gal		12.02	12.02
IPM Technician Labor Rate per hour	0.4	80.00	32.00
IPM Helper Labor Rate per hour	0.4	50.00	20.00
Date of Service: 4/16/2025			
		46910 Corbin deVagy 4/22/2025	

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

$35 fee for all returned checks
A Finance charge of 2% per month may be assessed on all 90 day past due balances
In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer

Total	$64.02
Payments/Credits	$0.00
Balance Due	$64.02

Invoice

All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Phone: 850-656-0208

Date	Invoice #
4/18/2025	197713

Bill To
CRCDD c/o GMS, LLC Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Due Date
	Net 30	5/18/2025

Description	Quantity	Rate	Amount
Unit 31: Goldenrod Way - Fungicide			
Armada 50 WDG - 8 gal		4.81	4.81
IPM Technician Labor Rate per hour	0.08	80.00	6.40
IPM Helper Labor Rate per hour	0.08	50.00	4.00
Date of Service: 4/16/2025			
		46910 Corbin deNagy 4/22/2025	

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

$35 fee for all returned checks
A Finance charge of 2% per month may be assessed on all 90 day past due balances
In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer

Total	$15.21
Payments/Credits	$0.00
Balance Due	$15.21

Invoice

All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Phone: 850-656-0208

Date	Invoice #
4/18/2025	197715

Bill To
CRCDD c/o GMS, LLC Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Due Date
	Net 30	5/18/2025

Description	Quantity	Rate	Amount
Unit 31: Spider Lily - Fungicide			
Armada 50 WDG - 40 gal		24.04	24.04
IPM Technician Labor Rate per hour	0.87	80.00	69.60
IPM Helper Labor Rate per hour	0.87	50.00	43.50
Date of Service: 4/17/2025			
		46910 Corbin deVagy 4/22/2025	

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

$35 fee for all returned checks
A Finance charge of 2% per month may be assessed on all 90 day past due balances
In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer

Total	$137.14
Payments/Credits	$0.00
Balance Due	$137.14

Invoice

All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Phone: 850-656-0208

Date	Invoice #
4/18/2025	197717

Bill To
CRCDD c/o GMS, LLC Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Due Date
	Net 30	5/18/2025

Description	Quantity	Rate	Amount
Biltmore: Grub Prevention per Shane Filler			
Merit - 75 gal		225.50	225.50
IPM Technician Labor Rate per hour	5.74	80.00	459.20
IPM Helper Labor Rate per hour	5.74	50.00	287.00
		46910 Corbin deVagy 4/22/2025	

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

$35 fee for all returned checks
A Finance charge of 2% per month may be assessed on all 90 day past due balances
In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer

Total	$971.70
Payments/Credits	$0.00
Balance Due	$971.70

Invoice

All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Phone: 850-656-0208

Date	Invoice #
4/18/2025	197718

Bill To
CRCDD c/o GMS, LLC Attn: Corbin deNagy 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Due Date
	Net 30	5/18/2025

Description	Quantity	Rate	Amount
Controller 10; Unit 29 - Irrigation Repair			
4" Rotor	2	6.76	13.52
4" Pop-Up Sprayhead	3	9.88	29.64
Nozzle	3	2.50	7.50
Irrigation Technician Labor Rate per hour	2.75	80.00	220.00
Date of Service: 4/14/2025			

46450
Corbin deNagy
4/22/2025

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

$35 fee for all returned checks
A Finance charge of 2% per month may be assessed on all 90 day past due balances
In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer

Total	$270.66
Payments/Credits	$0.00
Balance Due	$270.66

Invoice

All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Phone: 850-656-0208

Date	Invoice #
4/18/2025	197719

Bill To
CRCDD c/o GMS, LLC Attn: Corbin deNagy 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Due Date
	Net 30	5/18/2025

Description	Quantity	Rate	Amount
Controller 9; Mossy Creek - Irrigation Repair			
4" Pop-Up Sprayhead	3	9.88	29.64
Nozzle	3	2.50	7.50
Irrigation Technician Labor Rate per hour	1	80.00	80.00
Date of Service: 4/16/2025			

46450
Corbin deNagy
4/22/2025

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

$35 fee for all returned checks
A Finance charge of 2% per month may be assessed on all 90 day past due balances
In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer

Total	$117.14
Payments/Credits	$0.00
Balance Due	$117.14

Invoice

All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Phone: 850-656-0208

Date	Invoice #
4/23/2025	197722

Bill To
CRCDD c/o GMS, LLC Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Due Date
	Net 30	5/23/2025

Description	Quantity	Rate	Amount
Units: 2, 4; Hemming Way Blvd - Fungicide			
Armada 50 WDG - 40 gal		24.04	24.04
IPM Technician Labor Rate per hour	0.8	80.00	64.00
IPM Helper Labor Rate per hour	0.8	50.00	40.00
Date of Service: 04/22/2025			
		46910 Corbin deVagy 4/24/2025	

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

$35 fee for all returned checks
A Finance charge of 2% per month may be assessed on all 90 day past due balances
In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer

Total	$128.04
Payments/Credits	$0.00
Balance Due	$128.04

Invoice

All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Phone: 850-656-0208

Date	Invoice #
4/23/2025	197723

Bill To
CRCDD c/o GMS, LLC Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Due Date
	Net 30	5/23/2025

Description	Quantity	Rate	Amount
Unit 2: Butterfly Parks - Fungicide			
Armada 50 WDG - 17 gal		10.22	10.22
IPM Technician Labor Rate per hour	0.53	80.00	42.40
IPM Helper Labor Rate per hour	0.53	50.00	26.50

46910
Corbin deVagy
4/24/2025

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

$35 fee for all returned checks
A Finance charge of 2% per month may be assessed on all 90 day past due balances
In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer

Total	$79.12
Payments/Credits	$0.00
Balance Due	$79.12

Invoice

All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Phone: 850-656-0208

Date	Invoice #
4/23/2025	197724

Bill To
CRCDD c/o GMS, LLC Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Due Date
	Net 30	5/23/2025

Description	Quantity	Rate	Amount
Unit 2: Newberry Parks - Fungicide			
Armada 50 WDG - 25 gal		15.03	15.03
IPM Technician Labor Rate per hour	0.38	80.00	30.40
IPM Helper Labor Rate per hour	0.38	50.00	19.00
Date of Service: 04/22/2025			
		46910 Corbin deVagy 4/24/2025	

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

$35 fee for all returned checks
A Finance charge of 2% per month may be assessed on all 90 day past due balances
In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer

Total	$64.43
Payments/Credits	$0.00
Balance Due	$64.43

Invoice

All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL
32315-8355

Phone: 850-656-0208

Date	Invoice #
4/23/2025	197725

Bill To
CRCDD c/o GMS, LLC Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Due Date
	Net 30	5/23/2025

Description	Quantity	Rate	Amount
Unit 35: Merchants Row West - Fungicide			
Armada 50 WDG - 135 gal		81.14	81.14
IPM Technician Labor Rate per hour	3.67	80.00	293.60
IPM Helper Labor Rate per hour	3.67	50.00	183.50
Date of Service: 04/22/2025			
		46910 Corbin deVagy 4/24/2025	

Thank you for your business! Please make checks payable to the address listed above. All credit card transactions will be subject to processing fees. Pricing may vary. Fuel surcharges may apply.

$35 fee for all returned checks
A Finance charge of 2% per month may be assessed on all 90 day past due balances
In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer

Total	$558.24
Payments/Credits	$0.00
Balance Due	$558.24

Capital Region

City of Tallahassee Utilities

all on auto pay and e bill

			Mar-25
OLD Account #	**NEW acct#**	**Services Address**	
4680485610	**100012004**	3992 Four Oaks Blvd	$0.00
7580485610	**100012701**	3705 Four Oaks Blvd	$91.72
6948377092	**100012735**	1901 Merchants Row Blvd	$15.12
3077919780	**100012813**	3136 Dickinson Dr.	$33.40
1894063223	**100013816**	2380 E Orange Ave Irr	$0.00
2780485610	**100013845**	2588 Merchants Row Blvd - Pump	$14.33
2429471295	**100013878**	3564 S Blair Stone Rd Reclaim	$0.00
8965428817	**100013966**	3559 Four Oaks Blvd	$14.33
9143451140	**100013997**	3700 Spider Lily Way	$32.83
6243485610	**100014028**	3700 Mossy Creek Ln- Pump	$14.33
3680485610	**100014060**	3765 Grove Park Dr	$13.55
1680485610	**100014664**	3766 Greyfield Dr - Pump 1	$34.42
9699066720	**100014696**	3145 Mulberry Park Blvd. Area Light	$103.21
9732155598	**100014729**	4141 Artemis Way	$91.59
8404454440	**100014758**	4140 Artemis Way	$13.55
7042865610	**100014789**	4580 Grove Park Dr - IRR	$13.99
4360485610	**100014821**	1900 Merchants Row-ENTRANCE	$19.13
9650988960	**100015608**	3751 Biltmore Ave - IRR	$13.55
9778998416	**100015639**	2471 E Orange Ave. Irr.	$32.27
9356890232	**100015670**	4583 Grove Park Dr. Temp.	$32.05
7670485610	**100015703**	3766 Greyfield Dr	$49.75
3543485610	**100015738**	3701 Mossy Creek Ln - Unit 1	$266.11
1780485610	**100016392**	2150 Merchants Row Blvd - Pump	$14.33
8270485610	**100016426**	3603 Capital Cir SE Irr.	$298.71
9413485610	**100017333**	3000 School House Road	$14.11
5399698926	**100017365**	3252 Updike Ave IRR	$32.05
	100249585	3080 Merchants Row Blvd	$26.54
4263972522	**100092258**	3029 Dickinson Dr. Area Lights	$43.37
3541485610	**100198629**	2301 E Orange Ave, Irr	$32.94
3541485610	**100207738**	3591 Strolling Way	$13.55
9674588544	**100201943**	3232 Riverton Trl	$13.66
9674588544	**100205698**	4295 Avon Park Cir	$13.55
9674588544	**100210950**	3611 Biltmore Ave	$13.55
9674588544	**100212948**	3735 Esplanade Way	$13.99
8001821240	**100202870**	2450 Rain Lily Way	$80.28
8001821240	**100204566**	4072 Invy Green Trl	$80.28
8001821240	**100205224**	4216 Summertree Dr	$160.55
8001821240	**100206207**	3749 Biltmore Ave	$206.38
8001821240	**100208571**	4297 Avon Park	$114.66
8001821240	**100208804**	3616 Longfellow Rd	$80.28
8001821240	**100209402**	3900 Overlook Dr	$194.93
8001821240	**100210193**	4046 Colleton CT	$57.31
8001821240	**100212804**	4038 Shady View Ln	$57.31
8001821240	**100213814**	3070 Bent Grass Ln	$80.28
3183002658	**100034498**	3001 School House Rd Reclaimed pay online	$3.74
		Total	$2,545.58

V#29	**001-320-57200-43000**

City of Tallahassee
Your Own Utilities℠

Customer Name: Capital Region CDD
Account Number: 100012701
Billing Date: April 1, 2025

Large facilities can use large amounts of water. Check for and repair leaks in a timely fashion to reduce consumption and impact.

Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of April 1, 2025

Previous Balance	93.47
Payment Received - 03/24/2025	-93.47
Current Charges	**91.72**
Total Amount Due	**$ 91.72**

Service Address: 3705 Four Oaks Blvd, Tallahassee, FL 32311-3600 (CITY)

Commercial Area Lighting	$ 91.72

A detailed breakdown of your account charges is available on the following pages.

City of Tallahassee
Your Own Utilities℠

Account Number	Past Due Due Now	Current Charges	04/21/2025 Draft Amount
100012701	$0.00	$91.72	**$ 91.72**

This account is on AutoPay. Payment will be drafted on or after 04/21/2025, unless a different date has been selected. Do not send payment.

ATTN C/O GMS, LLC
CAPITAL REGION CDD
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

111 100012701 0 04012025 0000000000 0000009172 0000009172 100012701

CUSTOMER SERVICE

- Representatives are available at 850.891.4968, weekdays from 8 a.m. to 5 p.m., except holidays.
- Automated utility account information is available 24 hours a day, 7 days a week. Visit Talgov.com/YOU or call 850.891.4968.
- To report utility outages or emergency repairs, call Utility Customer Operations at 850.891.4968, visit Talgov.com/Outage.
- Hearing/speech impaired customers may call 850.891.8169 or 711 (TDD), weekdays from 8 a.m. to 5 p.m., except holidays.

CUSTOMER ASSISTANCE

- Nights & Weekends Pricing: A utility rate program that offers cheaper electric rates during nights, weekends, and holidays.
- Budget Billing: Allows you to have a level amount in your monthly utility bill.
- Payment Assistance: For those experiencing economic or other hardships, we have information on governmental and non-profit agencies that may provide assistance.
- Medical Alert Status: If critical life-support equipment is used in your home, please report your circumstances to Utility Customer Operations at 850.891.4968.
- Energy Audits: Free home energy audits are available to electric customers who wish to have their homes evaluated for energy and water efficiency.
- Energy Loans & Rebates: The City's grants, loans & rebates provide utility customers with assistance to enhance their property's energy efficiency and help them save energy, water and money.

UTILITY BILLING DUE DATES

- All utility bills are due when rendered.
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City of Tallahassee
Your Own Utilities℠

PAYING YOUR BILL

- Auto Pay Program: Utility bills can be paid automatically each month by ACH withdrawal (FREE) or by credit/debit card (fee applies) using the stored payment information from your stored information.
- Email: Sign up to receive your bill electronically to be notified of a new invoice and a link to view and pay your utility bill.
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TO CHANGE OR CLOSE OUT YOUR ACCOUNT

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Area Lighting

Service from 02/27/2025 - 03/26/2025
Commercial Area Lighting

8: 100 Watt HPS Dec Light Fixture(s)	73.92
Fuel & Purch Pwr: 412 kwh at $0.03765	15.51
Gross Receipts Tax: 2.56406% of $89.43	2.29
Subtotal	**$ 91.72**

Service Address Total: *3705 Four Oaks Blvd, Tallahassee, FL 32311-3600*
Premise Id #: *PRM0025272* **$ 91.72**

City of Tallahassee
Your Own Utilities℠

Customer Name: Capital Region CDD
Account Number: 100012735
Billing Date: March 31, 2025

Large facilities can use large amounts of water. Check for and repair leaks in a timely fashion to reduce consumption and impact.

Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of March 31, 2025

Previous Balance	86.39
Payment Received - 03/20/2025	-86.39
Current Charges	**15.12**
Total Amount Due	**$ 15.12**

Service Address: 1901 Merchants Row Blvd, Tallahassee, FL 32311 (CITY)

Elec General Svc-Non Demand	$ 15.12

A detailed breakdown of your account charges is available on the following pages.

City of Tallahassee
Your Own Utilities℠

Account Number	Past Due Due Now	Current Charges	04/21/2025 Draft Amount
100012735	$0.00	$15.12	**$ 15.12**

This account is on AutoPay. Payment will be drafted on or after 04/21/2025, unless a different date has been selected. Do not send payment.

ATTN C/O GMS, LLC
CAPITAL REGION CDD
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

111 100012735 0 03312025 0000000000 0000001512 0000001512 100012735

CUSTOMER SERVICE

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UTILITY BILLING DUE DATES

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- On all past due nonresidential bills, a penalty on late payments equal to 9% of the past due balance will be assessed.
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City of Tallahassee
Your Own Utilities℠

PAYING YOUR BILL

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Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-25	**14**	Oct-24	14	Jun-24	6
Feb-25	**13**	Sep-24	14	May-24	0
Jan-25	16	Aug-24	13	Apr-24	4
Dec-24	16	Jul-24	14	**Mar-24**	**1**
Nov-24	13				

Service from 02/24/2025 - 03/24/2025
Elec General Svc-Non Demand

Customer Charge	13.21
Energy Charge: 14 kwh at $0.07118	1.00
Fuel & Purch Pwr: 14 kwh at $0.03765	0.53
Gross Receipts Tax: 2.56406% of $14.74	0.38
Subtotal	**$ 15.12**

Meter ID	Current Meter Read Date	Reading	Est.	Previous Meter Read Date	Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E305978	03/25/2025	1944		02/24/2025	1930		14	1.00	14 KWH	

Service Address Total: *1901 Merchants Row Blvd, Tallahassee, FL 32311*

Premise Id #: *PRM0029045* **$ 15.12**

City of Tallahassee
Your Own Utilities℠

Customer Name: Capital Region CDD
Account Number: 100012813
Billing Date: March 31, 2025

Large facilities can use large amounts of water. Check for and repair leaks in a timely fashion to reduce consumption and impact.

Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of March 31, 2025

Previous Balance	14.90
Payment Received - 03/20/2025	-14.90
Current Charges	**14.90**
Adjustments	18.50
Total Amount Due	**$ 33.40**

Service Address: 3136 Dickinson Dr, Tallahassee, FL 32311 (CITY)

Elec General Svc-Non Demand	$ 14.90
Other Charges	$ 18.50

A detailed breakdown of your account charges is available on the following pages.

City of Tallahassee
Your Own Utilities℠

Account Number	Past Due Due Now	Current Charges	04/21/2025 Draft Amount
100012813	$0.00	$33.40	**$ 33.40**

This account is on AutoPay. Payment will be drafted on or after 04/21/2025, unless a different date has been selected. Do not send payment.

ATTN C/O GMS, LLC
CAPITAL REGION CDD
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

111 100012813 0 03312025 0000000000 0000003340 0000003340 100012813

CUSTOMER SERVICE

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UTILITY BILLING DUE DATES

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City of Tallahassee
Your Own Utilities℠

PAYING YOUR BILL

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Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-25	**0**	n/a	n/a	n/a	n/a
n/a	**n/a**	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	**n/a**	**n/a**
n/a	n/a				

Service from 02/24/2025 - 03/24/2025
Elec General Svc-Non Demand

Customer Charge	13.21
Gross Receipts Tax: 2.56406% of $13.21	0.34
Public Service Tax	1.35
Subtotal	**$ 14.90**

Meter ID	Current Meter Read Date	Reading	Est.	Previous Meter Read Date	Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E301604	03/25/2025	11		02/24/2025	11		0	1.00	0 KWH	

Service Address Total: *3136 Dickinson Dr, Tallahassee, FL 32311*

Premise Id #: *PRM0121511* **$ 14.90**

Other Charges	Electric Turn on Fee	18.50

Total Other Account Charges: $ 18.50

City of Tallahassee
Your Own Utilities℠

Customer Name: Capital Region CDD
Account Number: 100013816
Billing Date: March 31, 2025

Large facilities can use large amounts of water. Check for and repair leaks in a timely fashion to reduce consumption and impact.

Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of March 31, 2025

Previous Balance	18.87
Payment Received - 03/20/2025	-18.87
Current Charges	**0.00**
Total Amount Due	**$ 0.00**

Service Address: 2380 E Orange Ave, Tallahassee, FL 32301 (CITY)

(No service charges)

A detailed breakdown of your account charges is available on the following pages.

City of Tallahassee
Your Own Utilities℠

Account Number	Past Due Due Now	Current Charges	04/21/2025 Draft Amount
100013816	$0.00	$0.00	**$ 0.00**

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ATTN C/O GMS, LLC
CAPITAL REGION CDD
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

111 100013816 0 03312025 0000000000 0000000000 0000000000 100013816

CUSTOMER SERVICE

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City of Tallahassee
Your Own Utilities℠

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Service Address Total: *2380 E Orange Ave, Tallahassee, FL 32301*

Premise Id #: *PRM0137044* **$ 0.00**

City of Tallahassee
Your Own Utilities℠

Customer Name: Capital Region CDD
Account Number: 100013845
Billing Date: March 31, 2025

Large facilities can use large amounts of water. Check for and repair leaks in a timely fashion to reduce consumption and impact.

Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of March 31, 2025

Previous Balance	14.23
Payment Received - 03/20/2025	-14.23
Current Charges	**14.33**
Total Amount Due	**$ 14.33**

Service Address: 2588 Merchants Row Blvd, PUMP, Tallahassee, FL 32311 (CITY)

Elec General Svc-Non Demand	$ 14.33

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City of Tallahassee
Your Own Utilities℠

Account Number	Past Due Due Now	Current Charges	04/21/2025 Draft Amount
100013845	$0.00	$14.33	**$ 14.33**

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ATTN C/O GMS, LLC
CAPITAL REGION CDD
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

111 100013845 0 03312025 0000000000 0000001433 0000001433 100013845

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City of Tallahassee
Your Own Utilities℠

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Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-25	**7**	Oct-24	7	Jun-24	7
Feb-25	**6**	Sep-24	7	May-24	7
Jan-25	8	Aug-24	7	Apr-24	6
Dec-24	8	Jul-24	7	**Mar-24**	**7**
Nov-24	7				

Service from 02/24/2025 - 03/24/2025
Elec General Svc-Non Demand

Customer Charge	13.21
Energy Charge: 7 kwh at $0.07118	0.50
Fuel & Purch Pwr: 7 kwh at $0.03765	0.26
Gross Receipts Tax: 2.56406% of $13.97	0.36
Subtotal	**$ 14.33**

Meter ID	Current Meter Read Date	Reading	Est.	Previous Meter Read Date	Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E305651	03/25/2025	1242		02/24/2025	1235		7	1.00	7 KWH	

Service Address Total: *2588 Merchants Row Blvd, PUMP, Tallahassee, FL 32311*

Premise Id #: *PRM0121634* **$ 14.33**

City of Tallahassee
Your Own Utilities℠

Customer Name: Capital Region CDD
Account Number: 100013878
Billing Date: November 27, 2024

This bill includes charges and/or credits not appearing on a prior bill for the same time period. Please disregard the earlier bill. We apologize for any inconvenience this may have caused.

Large facilities can use large amounts of electricity. Reduce your impact with changes like motion-sensor lights, energy-efficient bulbs and other smart upgrades.

Account Summary as of November 27, 2024

Previous Balance	383.37
Payment Received - 11/18/2024	-383.37
Current Charges	**60.31**
Adjustments	-383.37
Total Amount Due	**-$ 323.06**

Service Address: 3564 S Blair Stone Rd, Tallahassee, FL 32311 (CITY)

Water - Reuse Service	$ 60.31
Other Charges	-$ 383.37

A detailed breakdown of your account charges is available on the following pages.

City of Tallahassee
Your Own Utilities℠

Account Number	Past Due Due Now	Current Charges	12/17/2024 Draft Amount
100013878	$0.00	-$323.06	**-$ 323.06**

This account is on AutoPay. Payment will be drafted on or after 12/17/2024, unless a different date has been selected. Do not send payment.

ATTN C/O GMS, LLC
CAPITAL REGION CDD
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

111 100013878 0 11272024 0000000000 0000032306 0000032306 100013878

CUSTOMER SERVICE

- Representatives are available at 850.891.4968, weekdays from 8 a.m. to 5 p.m., except holidays.
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- Hearing/speech impaired customers may call 850.891.8169 or 711 (TDD), weekdays from 8 a.m. to 5 p.m., except holidays.

CUSTOMER ASSISTANCE

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UTILITY BILLING DUE DATES

- All utility bills are due when rendered.
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City of Tallahassee
Your Own Utilities℠

PAYING YOUR BILL

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Water Service

Historical Consumptions

Month	CGAL	Month	CGAL	Month	CGAL
Nov-24	**124**	Mar-23	14	Sep-22	1,958
Oct-24	**184**	Dec-22	0	Aug-22	65
Aug-24	3	Nov-22	0	Jul-22	46
May-24	2	Oct-22	0	**Jun-22**	**64**
Dec-23	1				

Service from 09/24/2024 - 11/20/2024
Water - Reuse Service

Reuse Gallonage Rate: 184 cgal at $0.178	32.75
Reuse Gallonage Rate: 124 cgal at $0.178	22.07
Public Service Tax	3.28
Public Service Tax	2.21
Subtotal	**$ 60.31**

Meter ID	Current Meter Read Date	Reading	Est.	Previous Meter Read Date	Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
WR200000	11/21/2024	321		10/25/2024	197	N	124	1.00	124 CGAL	

Service Address Total: *3564 S Blair Stone Rd, Tallahassee, FL 32311*

Premise Id #: *PRM0018747* **$ 60.31**

Other Charges Billing Corrections -383.37

Total Other Account Charges: -$ 383.37

City of Tallahassee
Your Own Utilities℠

Customer Name: Capital Region CDD
Account Number: 100013966
Billing Date: March 31, 2025

Large facilities can use large amounts of water. Check for and repair leaks in a timely fashion to reduce consumption and impact.

Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of March 31, 2025

Previous Balance	14.23
Payment Received - 03/20/2025	-14.23
Current Charges	**14.33**
Total Amount Due	**$ 14.33**

Service Address: 3559 S Blair Stone Rd, Other 1, Tallahassee, FL 32311 (CITY)

Elec General Svc-Non Demand	$ 14.33

A detailed breakdown of your account charges is available on the following pages.

City of Tallahassee
Your Own Utilities℠

Account Number	Past Due Due Now	Current Charges	04/21/2025 Draft Amount
100013966	$0.00	$14.33	**$ 14.33**

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ATTN C/O GMS, LLC
CAPITAL REGION CDD
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

111 100013966 0 03312025 0000000000 0000001433 0000001433 100013966

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City of Tallahassee
Your Own Utilities℠

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Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-25	**7**	n/a	n/a	n/a	n/a
Feb-25	**6**	n/a	n/a	n/a	n/a
Jan-25	7	n/a	n/a	n/a	n/a
Dec-24	7	n/a	n/a	**n/a**	**n/a**
Nov-24	6				

Service from 02/24/2025 - 03/24/2025
Elec General Svc-Non Demand

Customer Charge	13.21
Energy Charge: 7 kwh at $0.07118	0.50
Fuel & Purch Pwr: 7 kwh at $0.03765	0.26
Gross Receipts Tax: 2.56406% of $13.97	0.36
Subtotal	**$ 14.33**

Meter ID	Current Meter Read Date	Reading	Est.	Previous Meter Read Date	Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E188850	03/25/2025	479		02/24/2025	472		7	1.00	7 KWH	

Service Address Total: *3559 S Blair Stone Rd, Other 1, Tallahassee, FL 32311*

Premise Id #: *PRM0105099* **$ 14.33**

City of Tallahassee
Your Own Utilities℠

Customer Name: Capital Region CDD
Account Number: 100013997
Billing Date: March 31, 2025

Large facilities can use large amounts of water. Check for and repair leaks in a timely fashion to reduce consumption and impact.

Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of March 31, 2025

Previous Balance	14.26
Payment Received - 03/20/2025	-14.26
Current Charges	**14.33**
Adjustments	18.50
Total Amount Due	**$ 32.83**

Service Address: 3700 Spider Lily Way, Tallahassee, FL 32311 (CITY)

Elec General Svc-Non Demand	$ 14.33
Other Charges	$ 18.50

A detailed breakdown of your account charges is available on the following pages.

City of Tallahassee
Your Own Utilities℠

Account Number	Past Due Due Now	Current Charges	04/21/2025 Draft Amount
100013997	$0.00	$32.83	**$ 32.83**

This account is on AutoPay. Payment will be drafted on or after 04/21/2025, unless a different date has been selected. Do not send payment.

ATTN C/O GMS, LLC
CAPITAL REGION CDD
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

111 100013997 0 03312025 0000000000 0000003283 0000003283 100013997

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UTILITY BILLING DUE DATES

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City of Tallahassee
Your Own Utilities℠

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Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-25	**7**	n/a	n/a	n/a	n/a
n/a	**n/a**	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	**n/a**	**n/a**
n/a	n/a				

Service from 02/24/2025 - 03/24/2025
Elec General Svc-Non Demand

Customer Charge	13.21
Energy Charge: 7 kwh at $0.07118	0.50
Fuel & Purch Pwr: 7 kwh at $0.03765	0.26
Gross Receipts Tax: 2.56406% of $13.97	0.36
Subtotal	**$ 14.33**

Meter ID	Current Meter Read Date	Reading	Est.	Previous Meter Read Date	Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E305561	03/25/2025	842		02/24/2025	835		7	1.00	7 KWH	

Service Address Total: *3700 Spider Lily Way, Tallahassee, FL 32311*

Premise Id #: *PRM0063638* **$ 14.33**

Other Charges	Electric Turn on Fee	18.50

Total Other Account Charges: $ 18.50

City of Tallahassee
Your Own Utilities℠

Customer Name: Capital Region CDD
Account Number: 100014028
Billing Date: March 31, 2025

Large facilities can use large amounts of water. Check for and repair leaks in a timely fashion to reduce consumption and impact.

Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of March 31, 2025

Previous Balance	14.33
Payment Received - 03/20/2025	-14.33
Current Charges	**14.33**
Total Amount Due	**$ 14.33**

Service Address: 3700 Mossy Creek Ln, PUMP, Tallahassee, FL 32311 (CITY)

Elec General Svc-Non Demand	$ 14.33

A detailed breakdown of your account charges is available on the following pages.

City of Tallahassee
Your Own Utilities℠

Account Number	Past Due Due Now	Current Charges	04/21/2025 Draft Amount
100014028	$0.00	$14.33	**$ 14.33**

This account is on AutoPay. Payment will be drafted on or after 04/21/2025, unless a different date has been selected. Do not send payment.

ATTN C/O GMS, LLC
CAPITAL REGION CDD
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

111 100014028 0 03312025 0000000000 0000001433 0000001433 100014028

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City of Tallahassee
Your Own Utilities℠

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Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-25	**7**	Oct-24	7	Jun-24	7
Feb-25	**7**	Sep-24	8	May-24	8
Jan-25	8	Aug-24	7	Apr-24	7
Dec-24	8	Jul-24	7	**Mar-24**	**7**
Nov-24	7				

Service from 02/24/2025 - 03/24/2025
Elec General Svc-Non Demand

Customer Charge	13.21
Energy Charge: 7 kwh at $0.07118	0.50
Fuel & Purch Pwr: 7 kwh at $0.03765	0.26
Gross Receipts Tax: 2.56406% of $13.97	0.36
Subtotal	**$ 14.33**

Meter ID	Current Meter Read Date	Reading	Est.	Previous Meter Read Date	Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E173378	03/25/2025	886		02/24/2025	879		7	1.00	7 KWH	

Service Address Total: *3700 Mossy Creek Ln, PUMP, Tallahassee, FL 32311*

Premise Id #: *PRM0095275* **$ 14.33**

City of Tallahassee
Your Own Utilities℠

Customer Name: Capital Region CDD
Account Number: 100014060
Billing Date: March 31, 2025

Large facilities can use large amounts of water. Check for and repair leaks in a timely fashion to reduce consumption and impact.

Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of March 31, 2025

Previous Balance	13.66
Payment Received - 03/20/2025	-13.66
Current Charges	**13.55**
Total Amount Due	**$ 13.55**

Service Address: 3765 Grove Park Dr, Tallahassee, FL 32311 (CITY)

Elec General Svc-Non Demand	$ 13.55

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City of Tallahassee
Your Own Utilities℠

Account Number	Past Due Due Now	Current Charges	04/21/2025 Draft Amount
100014060	$0.00	$13.55	**$ 13.55**

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CAPITAL REGION CDD
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

111 100014060 0 03312025 0000000000 0000001355 0000001355 100014060

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Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-25	**0**	Oct-24	1	Jun-24	1
Feb-25	**1**	Sep-24	0	May-24	1
Jan-25	1	Aug-24	1	Apr-24	0
Dec-24	1	Jul-24	2	**Mar-24**	**0**
Nov-24	1				

Service from 02/24/2025 - 03/24/2025
Elec General Svc-Non Demand

Customer Charge	13.21
Gross Receipts Tax: 2.56406% of $13.21	0.34
Subtotal	**$ 13.55**

Meter ID	Current Meter Read Date	Reading	Est.	Previous Meter Read Date	Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E305692	03/25/2025	280		02/24/2025	280		0	1.00	0 KWH	

Service Address Total: *3765 Grove Park Dr, Tallahassee, FL 32311*

Premise Id #: *PRM0135982* **$ 13.55**

City of Tallahassee
Your Own Utilities℠

Customer Name: Capital Region CDD
Account Number: 100014664
Billing Date: March 31, 2025

Large facilities can use large amounts of water. Check for and repair leaks in a timely fashion to reduce consumption and impact.

Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of March 31, 2025

Previous Balance	33.74
Payment Received - 03/20/2025	-33.74
Current Charges	**34.42**
Total Amount Due	**$ 34.42**

Service Address: 3766 Greyfield Dr, PUMP 1, Tallahassee, FL 32311 (CITY)

Elec General Svc-Non Demand	$ 34.42

A detailed breakdown of your account charges is available on the following pages.

City of Tallahassee
Your Own Utilities℠

Account Number	Past Due Due Now	Current Charges	04/21/2025 Draft Amount
100014664	$0.00	$34.42	**$ 34.42**

This account is on AutoPay. Payment will be drafted on or after 04/21/2025, unless a different date has been selected. Do not send payment.

ATTN C/O GMS, LLC
CAPITAL REGION CDD
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

111 100014664 0 03312025 0000000000 0000003442 0000003442 100014664

CUSTOMER SERVICE

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CUSTOMER ASSISTANCE

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- Energy Audits: Free home energy audits are available to electric customers who wish to have their homes evaluated for energy and water efficiency.
- Energy Loans & Rebates: The City's grants, loans & rebates provide utility customers with assistance to enhance their property's energy efficiency and help them save energy, water and money.

UTILITY BILLING DUE DATES

- All utility bills are due when rendered.
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City of Tallahassee
Your Own Utilities℠

PAYING YOUR BILL

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Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-25	**187**	Oct-24	192	Jun-24	199
Feb-25	**181**	Sep-24	212	May-24	199
Jan-25	214	Aug-24	201	Apr-24	189
Dec-24	212	Jul-24	200	**Mar-24**	**206**
Nov-24	189				

Service from 02/24/2025 - 03/24/2025
Elec General Svc-Non Demand

Customer Charge	13.21
Energy Charge: 187 kwh at $0.07118	13.31
Fuel & Purch Pwr: 187 kwh at $0.03765	7.04
Gross Receipts Tax: 2.56406% of $33.56	0.86
Subtotal	**$ 34.42**

Meter ID	Current Meter Read Date	Reading	Est.	Previous Meter Read Date	Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E292057	03/25/2025	66789		02/24/2025	66602		187	1.00	187 KWH	

Service Address Total: *3766 Greyfield Dr, PUMP 1, Tallahassee, FL 32311*

Premise Id #: *PRM0051911* **$ 34.42**

City of Tallahassee
Your Own Utilities℠

Customer Name: Capital Region CDD
Account Number: 100014696
Billing Date: April 1, 2025

Large facilities can use large amounts of water. Check for and repair leaks in a timely fashion to reduce consumption and impact.

Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of April 1, 2025

Previous Balance	105.14
Payment Received - 03/24/2025	-105.14
Current Charges	**103.21**
Total Amount Due	**$ 103.21**

Service Address: 3145 Mulberry Park Blvd, Tallahassee, FL 32311 (CITY)

Commercial Area Lighting	$ 103.21

A detailed breakdown of your account charges is available on the following pages.

City of Tallahassee
Your Own Utilities℠

Account Number	Past Due Due Now	Current Charges	04/21/2025 Draft Amount
100014696	$0.00	$103.21	**$ 103.21**

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ATTN C/O GMS, LLC
CAPITAL REGION CDD
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

111 100014696 0 04012025 0000000000 0000010321 0000010321 100014696

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City of Tallahassee
Your Own Utilities℠

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Area Lighting

Service from 02/27/2025 - 03/26/2025
Commercial Area Lighting

9: 100 Watt HPS Dec Light Fixture(s)	83.16
Fuel & Purch Pwr: 464 kwh at $0.03765	17.47
Gross Receipts Tax: 2.56406% of $100.63	2.58
Subtotal	**$ 103.21**

Service Address Total: *3145 Mulberry Park Blvd, Tallahassee, FL 32311*

Premise Id #: *PRM0006021* **$ 103.21**

City of Tallahassee
Your Own Utilities℠

Customer Name: Capital Region CDD
Account Number: 100014729
Billing Date: March 31, 2025

Large facilities can use large amounts of water. Check for and repair leaks in a timely fashion to reduce consumption and impact.

Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of March 31, 2025

Previous Balance	91.59
Payment Received - 03/20/2025	-91.59
Current Charges	**91.59**
Total Amount Due	**$ 91.59**

Service Address: 4141 Artemis Way, Tallahassee, FL 32311 (CITY)

Water Service - Irrigation	$ 91.59

A detailed breakdown of your account charges is available on the following pages.

City of Tallahassee
Your Own Utilities℠

Account Number	Past Due Due Now	Current Charges	04/21/2025 Draft Amount
100014729	$0.00	$91.59	**$ 91.59**

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ATTN C/O GMS, LLC
CAPITAL REGION CDD
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

111 100014729 0 03312025 0000000000 0000009159 0000009159 100014729

CUSTOMER SERVICE

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City of Tallahassee
Your Own Utilities℠

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Water Service

Historical Consumptions

Month	CGAL	Month	CGAL	Month	CGAL
Mar-25	**0**	Oct-24	1,737	Jun-24	156
Feb-25	**0**	Sep-24	1,767	May-24	145
Jan-25	0	Aug-24	522	Apr-24	93
Dec-24	1,159	Jul-24	80	**Mar-24**	**120**
Nov-24	1,110				

Service from 02/24/2025 - 03/24/2025

Water Service - Irrigation

Customer Charge	10.55
Water Usage - Tier 1: 292 cgal at $0.249	72.71
Public Service Tax	8.33
Subtotal	**$ 91.59**

Meter ID	Current Meter Read Date	Reading	Est.	Previous Meter Read Date	Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
WBU900411	03/25/2025	56240		02/24/2025	56240		0	1.00	0 CGAL	

Service Address Total: *4141 Artemis Way, Tallahassee, FL 32311*

Premise Id #: *PRM0034073* **$ 91.59**

City of Tallahassee
Your Own Utilities℠

Customer Name: Capital Region CDD
Account Number: 100014758
Billing Date: March 31, 2025

Large facilities can use large amounts of water. Check for and repair leaks in a timely fashion to reduce consumption and impact.

Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of March 31, 2025

Previous Balance	13.55
Payment Received - 03/20/2025	-13.55
Current Charges	**13.55**
Total Amount Due	**$ 13.55**

Service Address: 4140 Artemis Way, Tallahassee, FL 32311 (CITY)

Elec General Svc-Non Demand	$ 13.55

A detailed breakdown of your account charges is available on the following pages.

City of Tallahassee
Your Own Utilities℠

Account Number	Past Due Due Now	Current Charges	04/21/2025 Draft Amount
100014758	$0.00	$13.55	**$ 13.55**

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ATTN C/O GMS, LLC
CAPITAL REGION CDD
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

111 100014758 0 03312025 0000000000 0000001355 0000001355 100014758

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Your Own Utilities℠

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Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-25	**0**	Oct-24	0	Jun-24	0
Feb-25	**0**	Sep-24	0	May-24	0
Jan-25	0	Aug-24	0	Apr-24	1
Dec-24	0	Jul-24	0	**Mar-24**	**0**
Nov-24	0				

Service from 02/24/2025 - 03/24/2025
Elec General Svc-Non Demand

Customer Charge	13.21
Gross Receipts Tax: 2.56406% of $13.21	0.34
Subtotal	**$ 13.55**

Meter ID	Current Meter Read Date	Reading	Est.	Previous Meter Read Date	Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E31450671	03/25/2025	9		02/24/2025	9		0	1.00	0 KWH	

Service Address Total: *4140 Artemis Way, Tallahassee, FL 32311*

Premise Id #: *PRM0028532* **$ 13.55**

City of Tallahassee
Your Own Utilities℠

Customer Name: Capital Region CDD
Account Number: 100014789
Billing Date: March 31, 2025

Large facilities can use large amounts of water. Check for and repair leaks in a timely fashion to reduce consumption and impact.

Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of March 31, 2025

Previous Balance	13.88
Payment Received - 03/20/2025	-13.88
Current Charges	**13.99**
Total Amount Due	**$ 13.99**

Service Address: 4580 Grove Park Dr, Tallahassee, FL 32311 (CITY)

Elec General Svc-Non Demand	$ 13.99

A detailed breakdown of your account charges is available on the following pages.

City of Tallahassee
Your Own Utilities℠

Account Number	Past Due Due Now	Current Charges	04/21/2025 Draft Amount
100014789	$0.00	$13.99	**$ 13.99**

This account is on AutoPay. Payment will be drafted on or after 04/21/2025, unless a different date has been selected. Do not send payment.

ATTN C/O GMS, LLC
CAPITAL REGION CDD
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

111 100014789 0 03312025 0000000000 0000001399 0000001399 100014789

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UTILITY BILLING DUE DATES

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- Bills are past due if payment is not received within 20 days of the bill date.
- On all past due nonresidential bills, a penalty on late payments equal to 9% of the past due balance will be assessed.
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City of Tallahassee
Your Own Utilities℠

PAYING YOUR BILL

- Auto Pay Program: Utility bills can be paid automatically each month by ACH withdrawal (FREE) or by credit/debit card (fee applies) using the stored payment information from your stored information.
- Email: Sign up to receive your bill electronically to be notified of a new invoice and a link to view and pay your utility bill.
- Online: Utility payment can be made by ACH withdrawal (FREE) or by credit/debit card (fee applies).
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- Text Message: Utility payments can be made via text using your stored payment information. Standard messaging rates apply.
- Mail: Mail a check or money order (payable to City of Tallahassee) with the bottom portion of the bill (remittance stub) in the envelope provided or mail to Revenue Division, 435 N. Macomb St., Tallahassee FL 32301.
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TO CHANGE OR CLOSE OUT YOUR ACCOUNT

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Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-25	**4**	Oct-24	4	Jun-24	4
Feb-25	**3**	Sep-24	3	May-24	4
Jan-25	5	Aug-24	4	Apr-24	3
Dec-24	4	Jul-24	4	**Mar-24**	**4**
Nov-24	4				

Service from 02/24/2025 - 03/24/2025
Elec General Svc-Non Demand

Customer Charge	13.21
Energy Charge: 4 kwh at $0.07118	0.28
Fuel & Purch Pwr: 4 kwh at $0.03765	0.15
Gross Receipts Tax: 2.56406% of $13.64	0.35
Subtotal	**$ 13.99**

Meter ID	Current Meter Read Date	Reading	Est.	Previous Meter Read Date	Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E305750	03/25/2025	1039		02/24/2025	1035		4	1.00	4 KWH	

Service Address Total: *4580 Grove Park Dr, Tallahassee, FL 32311*

Premise Id #: *PRM0087001* **$ 13.99**

City of Tallahassee
Your Own Utilities℠

Customer Name: Capital Region CDD
Account Number: 100014821
Billing Date: March 31, 2025

Large facilities can use large amounts of water. Check for and repair leaks in a timely fashion to reduce consumption and impact.

Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of March 31, 2025

Previous Balance	19.24
Payment Received - 03/20/2025	-19.24
Current Charges	**19.13**
Total Amount Due	**$ 19.13**

Service Address: 1900 Merchants Row ENTRANCE, Tallahassee, FL 32311-7807 (CITY)

Elec General Svc-Non Demand	$ 19.13

A detailed breakdown of your account charges is available on the following pages.

City of Tallahassee
Your Own Utilities℠

Account Number	Past Due Due Now	Current Charges	04/21/2025 Draft Amount
100014821	$0.00	$19.13	**$ 19.13**

This account is on AutoPay. Payment will be drafted on or after 04/21/2025, unless a different date has been selected. Do not send payment.

ATTN C/O GMS, LLC
CAPITAL REGION CDD
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

111 100014821 0 03312025 0000000000 0000001913 0000001913 100014821

CUSTOMER SERVICE

- Representatives are available at 850.891.4968, weekdays from 8 a.m. to 5 p.m., except holidays.
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CUSTOMER ASSISTANCE

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- Budget Billing: Allows you to have a level amount in your monthly utility bill.
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- Medical Alert Status: If critical life-support equipment is used in your home, please report your circumstances to Utility Customer Operations at 850.891.4968.
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City of Tallahassee
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Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-25	**50**	Oct-24	51	Jun-24	43
Feb-25	**51**	Sep-24	51	May-24	44
Jan-25	66	Aug-24	44	Apr-24	46
Dec-24	63	Jul-24	43	**Mar-24**	**53**
Nov-24	54				

Service from 02/24/2025 - 03/24/2025
Elec General Svc-Non Demand

Customer Charge	13.21
Energy Charge: 50 kwh at $0.07118	3.56
Fuel & Purch Pwr: 50 kwh at $0.03765	1.88
Gross Receipts Tax: 2.56406% of $18.65	0.48
Subtotal	**$ 19.13**

Meter ID	Current Meter Read Date	Reading	Est.	Previous Meter Read Date	Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E171007	03/25/2025	11664		02/24/2025	11614		50	1.00	50 KWH	

Service Address Total: *1900 Merchants Row ENTRANCE, Tallahassee, FL 32311-7807*

Premise Id #: *PRM0135581* **$ 19.13**

City of Tallahassee
Your Own Utilities℠

Customer Name: Capital Region CDD
Account Number: 100015608
Billing Date: March 31, 2025

Large facilities can use large amounts of water. Check for and repair leaks in a timely fashion to reduce consumption and impact.

Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of March 31, 2025

Previous Balance	13.55
Payment Received - 03/20/2025	-13.55
Current Charges	**13.55**
Total Amount Due	**$ 13.55**

Service Address: 3751 Biltmore Ave, Tallahassee, FL 32311 (CITY)

Elec General Svc-Non Demand	$ 13.55

A detailed breakdown of your account charges is available on the following pages.

City of Tallahassee
Your Own Utilities℠

Account Number	Past Due Due Now	Current Charges	04/21/2025 Draft Amount
100015608	$0.00	$13.55	**$ 13.55**

This account is on AutoPay. Payment will be drafted on or after 04/21/2025, unless a different date has been selected. Do not send payment.

ATTN C/O GMS, LLC
CAPITAL REGION CDD
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

111 100015608 0 03312025 0000000000 0000001355 0000001355 100015608

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City of Tallahassee
Your Own Utilities℠

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Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-25	**0**	Oct-24	1	Jun-24	0
Feb-25	**0**	Sep-24	0	May-24	6
Jan-25	0	Aug-24	1	Apr-24	5
Dec-24	0	Jul-24	0	**Mar-24**	**1**
Nov-24	0				

Service from 02/24/2025 - 03/24/2025
Elec General Svc-Non Demand

Customer Charge	13.21
Gross Receipts Tax: 2.56406% of $13.21	0.34
Subtotal	**$ 13.55**

Meter ID	Current Meter Read Date	Reading	Est.	Previous Meter Read Date	Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E305636	03/25/2025	553		02/24/2025	553		0	1.00	0 KWH	

Service Address Total: *3751 Biltmore Ave, Tallahassee, FL 32311*

Premise Id #: *PRM0083081* **$ 13.55**

City of Tallahassee
Your Own Utilities℠

Customer Name: Capital Region CDD
Account Number: 100015639
Billing Date: March 31, 2025

Large facilities can use large amounts of water. Check for and repair leaks in a timely fashion to reduce consumption and impact.

Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of March 31, 2025

Previous Balance	13.65
Payment Received - 03/20/2025	-13.65
Current Charges	**13.77**
Adjustments	18.50
Total Amount Due	**$ 32.27**

Service Address: 2471 E Orange Ave, Tallahassee, FL 32303 (CITY)

Elec General Svc-Non Demand	$ 13.77
Other Charges	$ 18.50

A detailed breakdown of your account charges is available on the following pages.

City of Tallahassee
Your Own Utilities℠

Account Number	Past Due Due Now	Current Charges	04/21/2025 Draft Amount
100015639	$0.00	$32.27	**$ 32.27**

This account is on AutoPay. Payment will be drafted on or after 04/21/2025, unless a different date has been selected. Do not send payment.

ATTN C/O GMS, LLC
CAPITAL REGION CDD
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

111 100015639 0 03312025 0000000000 0000003227 0000003227 100015639

CUSTOMER SERVICE

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City of Tallahassee
Your Own Utilities℠

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Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-25	**2**	n/a	n/a	n/a	n/a
n/a	**n/a**	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	**n/a**	**n/a**
n/a	n/a				

Service from 02/24/2025 - 03/24/2025
Elec General Svc-Non Demand

Customer Charge	13.21
Energy Charge: 2 kwh at $0.07118	0.14
Fuel & Purch Pwr: 2 kwh at $0.03765	0.08
Gross Receipts Tax: 2.56406% of $13.43	0.34
Subtotal	**$ 13.77**

Meter ID	Current Meter Read Date	Reading	Est.	Previous Meter Read Date	Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E183583	03/25/2025	206		02/24/2025	204		2	1.00	2 KWH	

Service Address Total: *2471 E Orange Ave, Tallahassee, FL 32303*

Premise Id #: *PRM0016862* **$ 13.77**

Other Charges

Electric Turn on Fee	18.50

Total Other Account Charges: $ 18.50

City of Tallahassee
Your Own Utilities℠

Customer Name: Capital Region CDD
Account Number: 100015670
Billing Date: March 31, 2025

Large facilities can use large amounts of water. Check for and repair leaks in a timely fashion to reduce consumption and impact.

Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of March 31, 2025

Previous Balance	13.55
Payment Received - 03/20/2025	-13.55
Current Charges	**13.55**
Adjustments	18.50
Total Amount Due	**$ 32.05**

Service Address: 4583 Grove Park Dr, Tallahassee, FL 32311 (CITY)

Elec General Svc-Non Demand	$ 13.55
Other Charges	$ 18.50

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City of Tallahassee
Your Own Utilities℠

Account Number	Past Due Due Now	Current Charges	04/21/2025 Draft Amount
100015670	$0.00	$32.05	**$ 32.05**

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ATTN C/O GMS, LLC
CAPITAL REGION CDD
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

111 100015670 0 03312025 0000000000 0000003205 0000003205 100015670

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Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-25	**0**	n/a	n/a	n/a	n/a
n/a	**n/a**	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	**n/a**	**n/a**
n/a	n/a				

Service from 02/24/2025 - 03/24/2025
Elec General Svc-Non Demand

Customer Charge	13.21
Gross Receipts Tax: 2.56406% of $13.21	0.34
Subtotal	**$ 13.55**

Meter ID	Current Meter Read Date	Reading	Est.	Previous Meter Read Date	Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E304196	03/25/2025	1		02/24/2025	1		0	1.00	0 KWH	

Service Address Total: *4583 Grove Park Dr, Tallahassee, FL 32311*

Premise Id #: *PRM0103898* **$ 13.55**

Other Charges

Electric Turn on Fee	18.50

Total Other Account Charges: $ 18.50

City of Tallahassee
Your Own Utilities℠

Customer Name: Capital Region CDD
Account Number: 100015703
Billing Date: March 31, 2025

Large facilities can use large amounts of water. Check for and repair leaks in a timely fashion to reduce consumption and impact.

Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of March 31, 2025

Previous Balance	49.75
Payment Received - 03/20/2025	-49.75
Current Charges	**49.75**
Total Amount Due	**$ 49.75**

Service Address: 3766 Greyfield Dr, Tallahassee, FL 32311 (CITY)

Elec General Svc-Non Demand	$ 49.75

A detailed breakdown of your account charges is available on the following pages.

City of Tallahassee
Your Own Utilities℠

Account Number	Past Due Due Now	Current Charges	04/21/2025 Draft Amount
100015703	$0.00	$49.75	**$ 49.75**

This account is on AutoPay. Payment will be drafted on or after 04/21/2025, unless a different date has been selected. Do not send payment.

ATTN C/O GMS, LLC
CAPITAL REGION CDD
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

111 100015703 0 03312025 0000000000 0000004975 0000004975 100015703

CUSTOMER SERVICE

- Representatives are available at 850.891.4968, weekdays from 8 a.m. to 5 p.m., except holidays.
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CUSTOMER ASSISTANCE

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City of Tallahassee
Your Own Utilities℠

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Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-25	**0**	Oct-24	0	Jun-24	0
Feb-25	**0**	Sep-24	0	May-24	0
Jan-25	0	Aug-24	0	Apr-24	0
Dec-24	0	Jul-24	0	**Mar-24**	**0**
Nov-24	0				

Service from 02/24/2025 - 03/24/2025
Elec General Svc-Non Demand

Customer Charge	48.51
Gross Receipts Tax: 2.56406% of $48.51	1.24
Subtotal	**$ 49.75**

Meter ID	Current Meter Read Date	Reading	Est.	Previous Meter Read Date	Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E298743	03/25/2025	33158		02/24/2025	33158		0	1.00	0 KWH	

Service Address Total: *3766 Greyfield Dr, Tallahassee, FL 32311*

Premise Id #: *PRM0018469* **$ 49.75**

City of Tallahassee
Your Own Utilities℠

Customer Name: Capital Region CDD
Account Number: 100015738
Billing Date: March 31, 2025

Large facilities can use large amounts of water. Check for and repair leaks in a timely fashion to reduce consumption and impact.

Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of March 31, 2025

Previous Balance	266.11
Payment Received - 03/20/2025	-266.11
Current Charges	**266.11**
Total Amount Due	**$ 266.11**

Service Address: 3701 Mossy Creek Ln, UNIT 1, Tallahassee, FL 32311 (CITY)

Elec General Svc Demand	$ 266.11

A detailed breakdown of your account charges is available on the following pages.

City of Tallahassee
Your Own Utilities℠

Account Number	Past Due Due Now	Current Charges	04/21/2025 Draft Amount
100015738	$0.00	$266.11	**$ 266.11**

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CAPITAL REGION CDD
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
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111 100015738 0 03312025 0000000000 0000026611 0000026611 100015738

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Your Own Utilities℠

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Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-25	**0**	Oct-24	0	Jun-24	0
Feb-25	**0**	Sep-24	0	May-24	0
Jan-25	0	Aug-24	0	Apr-24	0
Dec-24	0	Jul-24	0	**Mar-24**	**0**
Nov-24	0				

Service from 02/24/2025 - 03/24/2025
Elec General Svc Demand

Customer Charge	91.06
Demand Charge: 10.00 kw at $16.84	168.40
Gross Receipts Tax: 2.56406% of $259.46	6.65
Subtotal	**$ 266.11**

Meter ID	Current Meter Read Date	Reading	Est.	Previous Meter Read Date	Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E305419	03/25/2025	61087		02/24/2025	61087		0	1.00	0 KWH	
E305419	03/25/2025	0		02/24/2025	0		0	1.00	0 KW	

Service Address Total: *3701 Mossy Creek Ln, UNIT 1, Tallahassee, FL 32311*

Premise Id #: *PRM0118260* **$ 266.11**

City of Tallahassee
Your Own Utilities℠

Customer Name: Capital Region CDD
Account Number: 100016392
Billing Date: March 31, 2025

Large facilities can use large amounts of water. Check for and repair leaks in a timely fashion to reduce consumption and impact.

Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of March 31, 2025

Previous Balance	14.23
Payment Received - 03/20/2025	-14.23
Current Charges	**14.33**
Total Amount Due	**$ 14.33**

Service Address: 2150 Merchants Row Blvd, Pump, Tallahassee, FL 32311 (CITY)

Elec General Svc-Non Demand	$ 14.33

A detailed breakdown of your account charges is available on the following pages.

City of Tallahassee
Your Own Utilities℠

Account Number	Past Due Due Now	Current Charges	04/21/2025 Draft Amount
100016392	$0.00	$14.33	**$ 14.33**

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ATTN C/O GMS, LLC
CAPITAL REGION CDD
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

111 100016392 0 03312025 0000000000 0000001433 0000001433 100016392

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City of Tallahassee
Your Own Utilities℠

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Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-25	**7**	Oct-24	7	Jun-24	7
Feb-25	**6**	Sep-24	7	May-24	7
Jan-25	8	Aug-24	7	Apr-24	7
Dec-24	8	Jul-24	7	**Mar-24**	**7**
Nov-24	7				

Service from 02/24/2025 - 03/24/2025
Elec General Svc-Non Demand

Customer Charge	13.21
Energy Charge: 7 kwh at $0.07118	0.50
Fuel & Purch Pwr: 7 kwh at $0.03765	0.26
Gross Receipts Tax: 2.56406% of $13.97	0.36
Subtotal	**$ 14.33**

Meter ID	Current Meter Read Date	Reading	Est.	Previous Meter Read Date	Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E232946	03/25/2025	1329		02/24/2025	1322		7	1.00	7 KWH	

Service Address Total: *2150 Merchants Row Blvd, Pump, Tallahassee, FL 32311*

Premise Id #: *PRM0127630* **$ 14.33**

City of Tallahassee
Your Own Utilities℠

Customer Name: Capital Region CDD
Account Number: 100016426
Billing Date: March 31, 2025

Large facilities can use large amounts of water. Check for and repair leaks in a timely fashion to reduce consumption and impact.

Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of March 31, 2025

Previous Balance	847.01
Payment Received - 03/20/2025	-847.01
Current Charges	**298.71**
Total Amount Due	**$ 298.71**

Service Address: 3603 Capital Cir SE, Tallahassee, FL 32311 (CITY)

Elec General Svc-Non Demand	$ 15.33
Water - Reuse Service	$ 283.38

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City of Tallahassee
Your Own Utilities℠

Account Number	Past Due Due Now	Current Charges	04/21/2025 Draft Amount
100016426	$0.00	$298.71	**$ 298.71**

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ATTN C/O GMS, LLC
CAPITAL REGION CDD
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

111 100016426 0 03312025 0000000000 0000029871 0000029871 100016426

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Your Own Utilities℠

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Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-25	**16**	Oct-24	12	Jun-24	12
Feb-25	**15**	Sep-24	14	May-24	12
Jan-25	27	Aug-24	12	Apr-24	11
Dec-24	11	Jul-24	13	**Mar-24**	**12**
Nov-24	9				

Service from 02/24/2025 - 03/24/2025

Elec General Svc-Non Demand

Customer Charge	13.21
Energy Charge: 16 kwh at $0.07118	1.14
Fuel & Purch Pwr: 16 kwh at $0.03765	0.60
Gross Receipts Tax: 2.56406% of $14.95	0.38
Subtotal	**$ 15.33**

Meter ID	Current Meter Read Date	Reading	Est.	Previous Meter Read Date	Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E31236307	03/25/2025	461		02/24/2025	445		16	1.00	16 KWH	

Water Service

Historical Consumptions

Month	CGAL	Month	CGAL	Month	CGAL
Mar-25	**1,592**	Oct-24	8,139	Jun-24	12,881
Feb-25	**4,673**	Sep-24	6,322	May-24	7,586
Jan-25	114	Aug-24	4,992	Feb-24	844
Dec-24	2,963	Jul-24	4,160	**Jan-24**	**188**
Nov-24	1,588				

Service from 02/24/2025 - 03/24/2025

Water - Reuse Service

Reuse Gallonage Rate: 1,592 cgal at $0.178	283.38
Subtotal	**$ 283.38**

Meter ID	Current Meter Read Date	Reading	Est.	Previous Meter Read Date	Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
WRA05224	03/25/2025	701950		02/24/2025	700358		1592	1.00	1592 CGAL	

Service Address Total: *3603 Capital Cir SE, Tallahassee, FL 32311*

Premise Id #: *PRM0060475* **$ 298.71**

City of Tallahassee
Your Own Utilities℠

Customer Name: Capital Region CDD
Account Number: 100017333
Billing Date: March 31, 2025

Large facilities can use large amounts of water. Check for and repair leaks in a timely fashion to reduce consumption and impact.

Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of March 31, 2025

Previous Balance	14.23
Payment Received - 03/20/2025	-14.23
Current Charges	**14.11**
Total Amount Due	**$ 14.11**

Service Address: 3000 School House Rd, Tallahassee, FL 32311-7855 (CITY)

Elec General Svc-Non Demand	$ 14.11

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City of Tallahassee
Your Own Utilities℠

Account Number	Past Due Due Now	Current Charges	04/21/2025 Draft Amount
100017333	$0.00	$14.11	**$ 14.11**

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SUNRISE, FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

111 100017333 0 03312025 0000000000 0000001411 0000001411 100017333

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Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-25	**5**	Oct-24	5	Jun-24	6
Feb-25	**6**	Sep-24	6	May-24	6
Jan-25	6	Aug-24	6	Apr-24	6
Dec-24	6	Jul-24	5	**Mar-24**	**5**
Nov-24	6				

Service from 02/24/2025 - 03/24/2025
Elec General Svc-Non Demand

Customer Charge	13.21
Energy Charge: 5 kwh at $0.07118	0.36
Fuel & Purch Pwr: 5 kwh at $0.03765	0.19
Gross Receipts Tax: 2.56406% of $13.76	0.35
Subtotal	**$ 14.11**

Meter ID	Current Meter Read Date	Reading	Est.	Previous Meter Read Date	Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E305751	03/25/2025	1177		02/24/2025	1172		5	1.00	5 KWH	

Service Address Total: *3000 School House Rd, Tallahassee, FL 32311-7855*

Premise Id #: *PRM0039789* **$ 14.11**

City of Tallahassee
Your Own Utilities℠

Customer Name: Capital Region CDD
Account Number: 100017365
Billing Date: March 31, 2025

Large facilities can use large amounts of water. Check for and repair leaks in a timely fashion to reduce consumption and impact.

Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of March 31, 2025

Previous Balance	13.55
Payment Received - 03/20/2025	-13.55
Current Charges	**13.55**
Adjustments	18.50
Total Amount Due	**$ 32.05**

Service Address: 3252 Updike Ave, Tallahassee, FL 32301 (CITY)

Elec General Svc-Non Demand	$ 13.55
Other Charges	$ 18.50

A detailed breakdown of your account charges is available on the following pages.

City of Tallahassee
Your Own Utilities℠

Account Number	Past Due Due Now	Current Charges	04/21/2025 Draft Amount
100017365	$0.00	$32.05	**$ 32.05**

This account is on AutoPay. Payment will be drafted on or after 04/21/2025, unless a different date has been selected. Do not send payment.

ATTN C/O GMS, LLC
CAPITAL REGION CDD
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

111 100017365 0 03312025 0000000000 0000003205 0000003205 100017365

CUSTOMER SERVICE

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- After a bill is past due, a service charge will be assessed, and a service order will be issued to disconnect services. If a disconnect order is issued, all past due amounts must be paid before services can be restored.

City of Tallahassee
Your Own Utilities℠

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Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-25	**0**	n/a	n/a	n/a	n/a
n/a	**n/a**	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	**n/a**	**n/a**
n/a	n/a				

Service from 02/24/2025 - 03/24/2025
Elec General Svc-Non Demand

Customer Charge	13.21
Gross Receipts Tax: 2.56406% of $13.21	0.34
Subtotal	**$ 13.55**

Meter ID	Current Meter Read Date	Reading	Est.	Previous Meter Read Date	Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E277362	03/25/2025	13		02/24/2025	13		0	1.00	0 KWH	

Service Address Total: *3252 Updike Ave, Tallahassee, FL 32301*

Premise Id #: *PRM0043552* **$ 13.55**

Other Charges	Electric Turn on Fee	18.50

Total Other Account Charges: $ 18.50

City of Tallahassee
Your Own Utilities℠

Customer Name: Capital Region CDD
Account Number: 100092258
Billing Date: April 1, 2025

Large facilities can use large amounts of water. Check for and repair leaks in a timely fashion to reduce consumption and impact.

Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of April 1, 2025

Previous Balance	44.66
Payment Received - 03/24/2025	-44.66
Current Charges	**43.37**
Total Amount Due	**$ 43.37**

Service Address: 3029 Dickinson Dr, Tallahassee, FL 32317 (CITY)

Commercial Area Lighting	$ 43.37

A detailed breakdown of your account charges is available on the following pages.

City of Tallahassee
Your Own Utilities℠

Account Number	Past Due Due Now	Current Charges	04/21/2025 Draft Amount
100092258	$0.00	$43.37	**$ 43.37**

This account is on AutoPay. Payment will be drafted on or after 04/21/2025, unless a different date has been selected. Do not send payment.

ATTN C/O GMS LLC
CAPITAL REGION CDD
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

111 100092258 0 04012025 0000000000 0000004337 0000004337 100092258

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- Medical Alert Status: If critical life-support equipment is used in your home, please report your circumstances to Utility Customer Operations at 850.891.4968.
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City of Tallahassee
Your Own Utilities℠

PAYING YOUR BILL

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Area Lighting

Service from 02/27/2025 - 03/26/2025
Commercial Area Lighting

6: 100 Watt HPS Std Light Fixture(s)	30.66
Fuel & Purch Pwr: 309 kwh at $0.03765	11.63
Gross Receipts Tax: 2.56406% of $42.29	1.08
Subtotal	**$ 43.37**

Service Address Total: *3029 Dickinson Dr, Tallahassee, FL 32317*

Premise Id #: *PRM0147983* **$ 43.37**

City of Tallahassee
Your Own Utilities℠

Customer Name: Capital Region CDD
Account Number: 100249585
Billing Date: March 28, 2025

This bill includes charges and/or credits not appearing on a prior bill for the same time period. Please disregard the earlier bill. We apologize for any inconvenience this may have caused.

Large facilities can use large amounts of water. Check for and repair leaks in a timely fashion to reduce consumption and impact.

Account Summary as of March 28, 2025

Previous Balance	33.21
Payment Received - 03/19/2025	-14.71
Current Charges	**43.32**
Adjustments	-35.28
Total Amount Due	**$ 26.54**

Service Address: 3080 Merchants Row Blvd, Tallahassee, FL 32311 (CITY)

Elec General Svc-Non Demand	$ 16.31
Water Service - Irrigation	$ 27.01
Other Charges	-$ 35.28

A detailed breakdown of your account charges is available on the following pages.

Detach this portion and return with your payment.

City of Tallahassee
Your Own Utilities℠

Account Number	Past Due Due Now	Current Charges	04/17/2025 Draft Amount
100249585	$18.50	$8.04	**$ 26.54**

Immediate Payment of $18.50 is Required to Avoid Interruption of Service

This account is on AutoPay. Payment will be drafted on or after 04/17/2025, unless a different date has been selected. Do not send payment.

ATTN C/O GMS, LLC
CAPITAL REGION CDD
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

111 100249585 0 03282025 0000001850 0000000804 0000002654 100249585

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City of Tallahassee
Your Own Utilities℠

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Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-25	**2**	n/a	n/a	n/a	n/a
Feb-25	**3**	n/a	n/a	n/a	n/a
Jan-25	3	n/a	n/a	n/a	n/a
Dec-24	1	n/a	n/a	**n/a**	**n/a**
Nov-24	2				

Service from 02/21/2025 - 03/23/2025
Elec General Svc-Non Demand

Customer Charge	13.21
Energy Charge: 2 kwh at $0.07118	0.14
Fuel & Purch Pwr: 2 kwh at $0.03765	0.08
Gross Receipts Tax: 2.56406% of $13.43	0.34
Public Service Tax	1.37
State Sales Tax	1.17
Subtotal	**$ 16.31**

Meter ID	Current Meter Read Date	Reading	Est.	Previous Meter Read Date	Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E292014	03/24/2025	260		02/21/2025	258		2	1.00	2 KWH	

Water Service

Historical Consumptions

Month	CGAL	Month	CGAL	Month	CGAL
Mar-25	**19**	Sep-24	1	May-24	2
Jan-25	**1**	Aug-24	2	Apr-24	2
Dec-24	2	Jul-24	2	n/a	n/a
Nov-24	1	Jun-24	2	**n/a**	**n/a**
Oct-24	2				

Service from 01/24/2025 - 03/23/2025
Water Service - Irrigation (for 59 of 30 days)

Customer Charge	20.78
Water Usage - Tier 1: 25 cgal at $0.249	6.23
Subtotal	**$ 27.01**

Meter ID	Current Meter Read Date	Reading	Est.	Previous Meter Read Date	Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
WBU510874	02/11/2025	2157	N	01/24/2025	2157		0	1.00	0 CGAL	
WBU507745	03/24/2025	4005	N	02/11/2025	3986	N	19	1.00	19 CGAL	

Service Address Total: *3080 Merchants Row Blvd, Tallahassee, FL 32311*

Premise Id #: *PRM0110428* **$ 43.32**

Other Charges

Billing Corrections	-16.78
Electric Turn on Fee	-18.50

Total Other Account Charges: -$ 35.28

City of Tallahassee
Your Own Utilities℠

Consolidated Bill

Visit: talgov.com Call: 850-891-4968

Message Center

The City of Tallahassee now offers you even more ways to manage your account. If you manage multiple accounts, why not give Consolidated Billing a try! A consolidated bill groups bills for several accounts into one bill. Instead of sending separate bills to all the accounts, a consolidated bill gives you a summary view of your accounts, a detailed breakdown of each account, and affords you the ability to make one payment to cover those accounts.

Account Name:	**Capital Region CDD**
Billing Date:	March 31, 2025
Total number of sub-accounts:	2
Amount Due:	$46.49
Please Pay By:	April 21, 2025
Master Account Number:	100197401
Account Summary as of March 31, 2025	
Previous Balance	27.81
Payment(s) Received	-27.81
Current Charges	**27.99**
Adjustments	18.50
Total Amount Due	**$ 46.49**

Location Summary

Account #	Address	Previous Amount	Payments & Refunds	Current Charges	Adjustments	Total Charges
100198629	2301 E Orange Ave Irr	$14.26	-$14.26	$14.44	$18.50	$32.94
100207738	3591 Strolling Way	$13.55	-$13.55	$13.55	$0.00	$13.55
100197401	(Master Account)	$0.00	0.00	$0.00	$0.00	$0.00
		$27.81	**-$27.81**	**$27.99**	**$18.50**	**$46.49**

Detach this portion and return with your payment.

City of Tallahassee
Your Own Utilities℠

Account Number	Past Due Pay Now	Current Charges Due 04/21/2025	Total Amount Due
100197401	$0.00	$46.49	**$ 46.49**

ATTN C/O GMS LLC
CAPITAL REGION CDD
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

111 100197401 0 04212025 0000000000 0000004649 0000004649 100197401

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Customer Name: Capital Region CDD
Account Number: 100198629
Billing Date: March 31, 2025

Account Summary as of March 31, 2025

Previous Balance	14.26
Payment Received - 03/20/2025	-14.26
Current Charges	**14.44**
Adjustments	18.50
Total Amount Due	**$ 32.94**

Service Address: 2301 E Orange Ave Irr Tallahassee, FL 32311 (CITY)

Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-25	**8**	n/a	n/a	n/a	n/a
n/a	**n/a**	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	n/a	n/a
n/a	n/a	n/a	n/a	**n/a**	**n/a**
n/a	n/a				

Service from 02/24/2025 - 03/24/2025
Elec General Svc-Non Demand

Customer Charge	13.21
Energy Charge: 8 kwh at $0.07118	0.57
Fuel & Purch Pwr: 8 kwh at $0.03765	0.30
Gross Receipts Tax: 2.56406% of $14.08	0.36
Subtotal	**$ 14.44**

Meter ID	Current Meter Read Date	Reading	Est.	Previous Meter Read Date	Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E163909	03/25/2025	1755		02/24/2025	1747	N	8	1.00	8 KWH	

Service Address Total: *2301 E Orange Ave Irr Tallahassee, FL 32311*
Premise Id #: *PRM0003215* **$ 14.44**

Other Charges

Electric Turn on Fee	18.50

Total Other Account Charges: **$ 18.50**

Customer Name: Capital Region CDD
Account Number: 100207738
Billing Date: March 31, 2025

Account Summary as of March 31, 2025

Previous Balance	13.55
Payment Received - 03/20/2025	-13.55
Current Charges	**13.55**
Total Amount Due	**$ 13.55**

Service Address: 3591 Strolling Way Tallahassee, FL 32311 (CITY)

Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-25	**0**	Oct-24	0	n/a	n/a
Feb-25	**0**	Sep-24	0	n/a	n/a
Jan-25	0	Aug-24	0	n/a	n/a
Dec-24	0	n/a	n/a	**n/a**	**n/a**
Nov-24	0				

Service from 02/24/2025 - 03/24/2025
Elec General Svc-Non Demand

Customer Charge	13.21
Gross Receipts Tax: 2.56406% of $13.21	0.34
Subtotal	**$ 13.55**

Meter ID	Current Meter Read Date	Reading	Est.	Previous Meter Read Date	Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E34735881	03/25/2025	0		02/24/2025	0		0	1.00	0 KWH	

Service Address Total: *3591 Strolling Way Tallahassee, FL 32311*
Premise Id #: *PRM0128070* **$ 13.55**

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Consolidated Bill

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Message Center

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Account Name:	**Capital Region CDD**
Billing Date:	March 31, 2025
Total number of sub-accounts:	4
Amount Due:	$54.75
Please Pay By:	April 21, 2025
Master Account Number:	100198026
Account Summary as of March 31, 2025	
Previous Balance	54.86
Payment(s) Received	-54.86
Current Charges	**54.75**
Total Amount Due	**$ 54.75**

Location Summary

Account #	Address	Previous Amount	Payments & Refunds	Current Charges	Adjustments	Total Charges
100201943	3232 Riverton Trl	$13.55	-$13.55	$13.66	$0.00	$13.66
100205698	4295 Avon Park Cir	$13.66	-$13.66	$13.55	$0.00	$13.55
100210950	3611 Biltmore Ave	$13.66	-$13.66	$13.55	$0.00	$13.55
100212948	3735 Esplanade Way	$13.99	-$13.99	$13.99	$0.00	$13.99
100198026	(Master Account)	$0.00	0.00	$0.00	$0.00	$0.00
		$54.86	**-$54.86**	**$54.75**	**$0.00**	**$54.75**

Detach this portion and return with your payment.

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Account Number	Past Due Pay Now	Current Charges Due 04/21/2025	Total Amount Due
100198026	$0.00	$54.75	**$ 54.75**

ATTN C/O GMS, LLC
CAPITAL REGION CDD
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

111 100198026 0 04212025 0000000000 0000005475 0000005475 100198026

CUSTOMER SERVICE

- Representatives are available at 850.891.4968, weekdays from 8 a.m. to 5 p.m., except holidays.
- Automated utility account information is available 24 hours a day, 7 days a week. Visit Talgov.com/YOU or call 850.891.4968.
- To report utility outages or emergency repairs, call Utility Customer Operations at 850.891.4968, visit Talgov.com/Outage.
- Hearing/speech impaired customers may call 850.891.8169 or 711 (TDD), weekdays from 8 a.m. to 5 p.m., except holidays.

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- Budget Billing: Allows you to have a level amount in your monthly utility bill.
- Payment Assistance: For those experiencing economic or other hardships, we have information on governmental and non-profit agencies that may provide assistance.
- Medical Alert Status: If critical life-support equipment is used in your home, please report your circumstances to Utility Customer Operations at 850.891.4968.
- Energy Audits: Free home energy audits are available to electric customers who wish to have their homes evaluated for energy and water efficiency.
- Energy Loans & Rebates: The City's grants, loans & rebates provide utility customers with assistance to enhance their property's energy efficiency and help them save energy, water and money.

UTILITY BILLING DUE DATES

- All utility bills are due when rendered.
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- On all past due nonresidential bills, a penalty on late payments equal to 9% of the past due balance will be assessed.
- After a bill is past due, a service charge will be assessed, and a service order will be issued to disconnect services. If a disconnect order is issued, all past due amounts must be paid before services can be restored.

City of Tallahassee
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PAYING YOUR BILL

- Auto Pay Program: Utility bills can be paid automatically each month by ACH withdrawal (FREE) or by credit/debit card (fee applies) using the stored payment information from your stored information.
- Email: Sign up to receive your bill electronically to be notified of a new invoice and a link to view and pay your utility bill.
- Online: Utility payment can be made by ACH withdrawal (FREE) or by credit/debit card (fee applies).
- Automated Phone Payments: Utility payment can be made by phone by ACH withdrawal (FREE) or credit/debit card (fee applies) Call 850.891.4968.
- Text Message: Utility payments can be made via text using your stored payment information. Standard messaging rates apply.
- Mail: Mail a check or money order (payable to City of Tallahassee) with the bottom portion of the bill (remittance stub) in the envelope provided or mail to Revenue Division, 435 N. Macomb St., Tallahassee FL 32301.
- In Person Payments: For most City services, payments can be made Monday Friday between 8 a.m. and 5 p.m. at the Renaissance Building, located at 435 N. Macomb St.
- Remote Payment Locations: Visit Talgov.com/Remote or contact Utility Customer Operations at 850.891.4968 for current local and nationwide locations.

  Visit Talgov.com/YOU or call 850.891.4968 for more information.

TO CHANGE OR CLOSE OUT YOUR ACCOUNT

- Moving to Another Address or Closing Your Account: Transfer or stop your utility service online at Talgov.com/YOU, contact Utility Customer Operations at 850.891.4968, fax a request to 850.891.0901 or mail your request to Utility Customer Operations, 435 N. Macomb St., Tallahassee, FL 32301.
- Mailing Address Change:
  Residential customers may note the mailing address change on the bottom portion of the bill (remittance stub) and include it with payment.
  Commercial and Property Management customers are required to submit a mailing address change in writing on company letterhead and signed by an authorized party.

Customer Name: Capital Region CDD
Account Number: 100201943
Billing Date: March 31, 2025

Account Summary as of March 31, 2025	
Previous Balance	13.55
Payment Received - 03/20/2025	-13.55
Current Charges	**13.66**
Total Amount Due	**$ 13.66**

Service Address: 3232 Riverton Trl Tallahassee, FL 32311 (CITY)

Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-25	**1**	Oct-24	2	Jun-24	1
Feb-25	**0**	Sep-24	1	May-24	1
Jan-25	1	Aug-24	1	Apr-24	1
Dec-24	1	Jul-24	1	**Mar-24**	**0**
Nov-24	1				

Service from 02/24/2025 - 03/24/2025
Elec General Svc-Non Demand

Customer Charge	13.21
Energy Charge: 1 kwh at $0.07118	0.07
Fuel & Purch Pwr: 1 kwh at $0.03765	0.04
Gross Receipts Tax: 2.56406% of $13.32	0.34
Subtotal	**$ 13.66**

Meter ID	Current Meter Read Date	Reading	Est.	Previous Meter Read Date	Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E305764	03/25/2025	352		02/24/2025	351		1	1.00	1 KWH	

Service Address Total: *3232 Riverton Trl Tallahassee, FL 32311*
Premise Id #: *PRM0034645* **$ 13.66**

Customer Name: Capital Region CDD
Account Number: 100205698
Billing Date: March 31, 2025

Account Summary as of March 31, 2025

Previous Balance	13.66
Payment Received - 03/20/2025	-13.66
Current Charges	**13.55**
Total Amount Due	**$ 13.55**

Service Address: 4295 Avon Park Cir Tallahassee, FL 32311 (CITY)

Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-25	**0**	Oct-24	0	Jun-24	0
Feb-25	**1**	Sep-24	1	May-24	1
Jan-25	0	Aug-24	0	Apr-24	0
Dec-24	0	Jul-24	1	**Mar-24**	**1**
Nov-24	1				

Service from 02/24/2025 - 03/24/2025
Elec General Svc-Non Demand

Customer Charge	13.21
Gross Receipts Tax: 2.56406% of $13.21	0.34
Subtotal	**$ 13.55**

Meter ID	Current Meter Read Date	Reading	Est.	Previous Meter Read Date	Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E31236382	03/25/2025	10		02/24/2025	10		0	1.00	0 KWH	

Service Address Total: *4295 Avon Park Cir Tallahassee, FL 32311*
Premise Id #: *PRM0049005* **$ 13.55**

Customer Name: Capital Region CDD
Account Number: 100210950
Billing Date: March 31, 2025

Account Summary as of March 31, 2025

Previous Balance	13.66
Payment Received - 03/20/2025	-13.66
Current Charges	**13.55**
Total Amount Due	**$ 13.55**

Service Address: 3611 Biltmore Ave Tallahassee, FL 32311 (CITY)

Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-25	**0**	Oct-24	0	Jun-24	0
Feb-25	**1**	Sep-24	1	May-24	1
Jan-25	0	Aug-24	0	Apr-24	0
Dec-24	1	Jul-24	1	**Mar-24**	**1**
Nov-24	0				

Service from 02/24/2025 - 03/24/2025
Elec General Svc-Non Demand

Customer Charge	13.21
Gross Receipts Tax: 2.56406% of $13.21	0.34
Subtotal	**$ 13.55**

Meter ID	Current Meter Read Date	Reading	Est.	Previous Meter Read Date	Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E286502	03/25/2025	97		02/24/2025	97		0	1.00	0 KWH	

Service Address Total: *3611 Biltmore Ave Tallahassee, FL 32311*
Premise Id #: *PRM0072019* **$ 13.55**

Customer Name: Capital Region CDD
Account Number: 100212948
Billing Date: March 31, 2025

Account Summary as of March 31, 2025

Previous Balance	13.99
Payment Received - 03/20/2025	-13.99
Current Charges	**13.99**
Total Amount Due	**$ 13.99**

Service Address: 3735 Esplanade Way Tallahassee, FL 32311 (CITY)

Electric Service

Historical Consumption

Month	KWH	Month	KWH	Month	KWH
Mar-25	**4**	Oct-24	4	Jun-24	4
Feb-25	**4**	Sep-24	4	May-24	4
Jan-25	4	Aug-24	4	Apr-24	3
Dec-24	4	Jul-24	4	**Mar-24**	**4**
Nov-24	4				

Service from 02/24/2025 - 03/24/2025
Elec General Svc-Non Demand

Customer Charge	13.21
Energy Charge: 4 kwh at $0.07118	0.28
Fuel & Purch Pwr: 4 kwh at $0.03765	0.15
Gross Receipts Tax: 2.56406% of $13.64	0.35
Subtotal	**$ 13.99**

Meter ID	Current Meter Read Date	Reading	Est.	Previous Meter Read Date	Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
E305752	03/25/2025	681		02/24/2025	677		4	1.00	4 KWH	

Service Address Total: *3735 Esplanade Way Tallahassee, FL 32311*
Premise Id #: *PRM0134617* **$ 13.99**

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Consolidated Bill — Page 1 of 12

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Account Name:	**Capital Region CDD**
Billing Date:	April 1, 2025
Total number of sub-accounts:	10
Amount Due:	$1,112.26
Please Pay By:	April 21, 2025
Master Account Number:	100198297
Account Summary as of April 1, 2025	
Previous Balance	1,132.82
Payment(s) Received	-1,132.82
Current Charges	**1,112.26**
Total Amount Due	**$ 1,112.26**

Location Summary

Account #	Address	Previous Amount	Payments & Refunds	Current Charges	Adjustments	Total Charges
100210193	4046 Colleton Ct Unit 15	$58.39	-$58.39	$57.31	$0.00	$57.31
100213814	3070 Bent Grass Ln Unit 30	$81.74	-$81.74	$80.28	$0.00	$80.28
100202870	2450 Rain Lily Way Unit 29	$81.74	-$81.74	$80.28	$0.00	$80.28
100204566	4072 Ivy Green Trl Unit 7	$81.74	-$81.74	$80.28	$0.00	$80.28
100206207	3749 Biltmore Ave Unit 2	$210.25	-$210.25	$206.38	$0.00	$206.38
100205224	4216 Summertree Dr Unit 23	$163.53	-$163.53	$160.55	$0.00	$160.55
100208571	4297 Avon Park Cir Unit 14	$116.78	-$116.78	$114.66	$0.00	$114.66
100209402	3900 Overlook Dr Unit 10	$198.52	-$198.52	$194.93	$0.00	$194.93
100208804	3616 Longfellow Rd Unit 25	$81.74	-$81.74	$80.28	$0.00	$80.28
100212804	4038 Shady View Ln Unit 17	$58.39	-$58.39	$57.31	$0.00	$57.31
100198297	(Master Account)	$0.00	0.00	$0.00	$0.00	$0.00
		$1,132.82	**-$1,132.82**	**$1,112.26**	**$0.00**	**$1,112.26**

Detach this portion and return with your payment.

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Account Number	Past Due Pay Now	Current Charges Due 04/21/2025	Total Amount Due
100198297	$0.00	$1,112.26	**$ 1,112.26**

ATTN C/O GMS, LLC
CAPITAL REGION CDD
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

111 100198297 0 04212025 0000000000 0000111226 0000111226 100198297

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  Commercial and Property Management customers are required to submit a mailing address change in writing on company letterhead and signed by an authorized party.

Customer Name: Capital Region CDD
Account Number: 100210193
Billing Date: April 1, 2025

Account Summary as of April 1, 2025	
Previous Balance	58.39
Payment Received - 03/24/2025	-58.39
Current Charges	**57.31**
Total Amount Due	**$ 57.31**

Service Address: 4046 Colleton Ct Unit 15 Tallahassee, FL 32317 (CITY)

Area Lighting

Service from 02/27/2025 - 03/26/2025 **Commercial Area Lighting**	
5: 100 Watt HPS Dec Light Fixture(s)	46.20
Fuel & Purch Pwr: 257 kwh at $0.03765	9.68
Gross Receipts Tax: 2.56406% of $55.88	1.43
Subtotal	**$ 57.31**

Service Address Total: *4046 Colleton Ct Unit 15 Tallahassee, FL 32317*
Premise Id #: *PRM0031038* **$ 57.31**

Customer Name: Capital Region CDD
Account Number: 100213814
Billing Date: April 1, 2025

Account Summary as of April 1, 2025	
Previous Balance	81.74
Payment Received - 03/24/2025	-81.74
Current Charges	**80.28**
Total Amount Due	**$ 80.28**

Service Address: 3070 Bent Grass Ln Unit 30 Tallahassee, FL 32317 (CITY)

Area Lighting

Service from 02/27/2025 - 03/26/2025 **Commercial Area Lighting**	
7: 100 Watt HPS Dec Light Fixture(s)	64.68
Fuel & Purch Pwr: 361 kwh at $0.03765	13.59
Gross Receipts Tax: 2.56406% of $78.27	2.01
Subtotal	**$ 80.28**

Service Address Total: *3070 Bent Grass Ln Unit 30 Tallahassee, FL 32317*
Premise Id #: *PRM0028302* **$ 80.28**

Customer Name: Capital Region CDD
Account Number: 100202870
Billing Date: April 1, 2025

Account Summary as of April 1, 2025	
Previous Balance	81.74
Payment Received - 03/24/2025	-81.74
Current Charges	**80.28**
Total Amount Due	**$ 80.28**

Service Address: 2450 Rain Lily Way Unit 29 Tallahassee, FL 32317 (CITY)

Area Lighting

Service from 02/27/2025 - 03/26/2025 **Commercial Area Lighting**	
7: 100 Watt HPS Dec Light Fixture(s)	64.68
Fuel & Purch Pwr: 361 kwh at $0.03765	13.59
Gross Receipts Tax: 2.56406% of $78.27	2.01
Subtotal	**$ 80.28**

Service Address Total: *2450 Rain Lily Way Unit 29 Tallahassee, FL 32317*
Premise Id #: *PRM0057932* **$ 80.28**

Customer Name: Capital Region CDD
Account Number: 100204566
Billing Date: April 1, 2025

Account Summary as of April 1, 2025	
Previous Balance	81.74
Payment Received - 03/24/2025	-81.74
Current Charges	**80.28**
Total Amount Due	**$ 80.28**

Service Address: 4072 Ivy Green Trl Unit 7 Tallahassee, FL 32317 (CITY)

Area Lighting

Service from 02/27/2025 - 03/26/2025 **Commercial Area Lighting**	
7: 100 Watt HPS Dec Light Fixture(s)	64.68
Fuel & Purch Pwr: 361 kwh at $0.03765	13.59
Gross Receipts Tax: 2.56406% of $78.27	2.01
Subtotal	**$ 80.28**

Service Address Total: *4072 Ivy Green Trl Unit 7 Tallahassee, FL 32317*
Premise Id #: *PRM0083585* **$ 80.28**

Customer Name: Capital Region CDD
Account Number: 100206207
Billing Date: April 1, 2025

Account Summary as of April 1, 2025	
Previous Balance	210.25
Payment Received - 03/24/2025	-210.25
Current Charges	**206.38**
Total Amount Due	**$ 206.38**

Service Address: 3749 Biltmore Ave Unit 2 Tallahassee, FL 32317 (CITY)

Area Lighting

Service from 02/27/2025 - 03/26/2025 **Commercial Area Lighting**	
18: 100 Watt HPS Dec Light Fixture(s)	166.32
Fuel & Purch Pwr: 927 kwh at $0.03765	34.90
Gross Receipts Tax: 2.56406% of $201.22	5.16
Subtotal	**$ 206.38**

Service Address Total: *3749 Biltmore Ave Unit 2 Tallahassee, FL 32317*
Premise Id #: *PRM0049496* **$ 206.38**

Customer Name: Capital Region CDD
Account Number: 100205224
Billing Date: April 1, 2025

Account Summary as of April 1, 2025	
Previous Balance	163.53
Payment Received - 03/24/2025	-163.53
Current Charges	**160.55**
Total Amount Due	**$ 160.55**

Service Address: 4216 Summertree Dr Unit 23 Tallahassee, FL 32317 (CITY)

Area Lighting

Service from 02/27/2025 - 03/26/2025 **Commercial Area Lighting**	
14: 100 Watt HPS Dec Light Fixture(s)	129.36
Fuel & Purch Pwr: 722 kwh at $0.03765	27.18
Gross Receipts Tax: 2.56406% of $156.54	4.01
Subtotal	**$ 160.55**

Service Address Total: *4216 Summertree Dr Unit 23 Tallahassee, FL 32317*
Premise Id #: *PRM0076405* **$ 160.55**

Customer Name: Capital Region CDD
Account Number: 100208571
Billing Date: April 1, 2025

Account Summary as of April 1, 2025	
Previous Balance	116.78
Payment Received - 03/24/2025	-116.78
Current Charges	**114.66**
Total Amount Due	**$ 114.66**

Service Address: 4297 Avon Park Cir Unit 14 Tallahassee, FL 32317 (CITY)

Area Lighting

Service from 02/27/2025 - 03/26/2025 **Commercial Area Lighting**	
10: 100 Watt HPS Dec Light Fixture(s)	92.40
Fuel & Purch Pwr: 515 kwh at $0.03765	19.39
Gross Receipts Tax: 2.56406% of $111.79	2.87
Subtotal	**$ 114.66**

Service Address Total: *4297 Avon Park Cir Unit 14 Tallahassee, FL 32317*
Premise Id #: *PRM0082899* **$ 114.66**

Customer Name: Capital Region CDD
Account Number: 100209402
Billing Date: April 1, 2025

Account Summary as of April 1, 2025	
Previous Balance	198.52
Payment Received - 03/24/2025	-198.52
Current Charges	**194.93**
Total Amount Due	**$ 194.93**

Service Address: 3900 Overlook Dr Unit 10 Tallahassee, FL 32317 (CITY)

Area Lighting

Service from 02/27/2025 - 03/26/2025 **Commercial Area Lighting**	
17: 100 Watt HPS Dec Light Fixture(s)	157.08
Fuel & Purch Pwr: 876 kwh at $0.03765	32.98
Gross Receipts Tax: 2.56406% of $190.06	4.87
Subtotal	**$ 194.93**

Service Address Total: *3900 Overlook Dr Unit 10 Tallahassee, FL 32317*
Premise Id #: *PRM0122174* **$ 194.93**

Customer Name: Capital Region CDD
Account Number: 100208804
Billing Date: April 1, 2025

Account Summary as of April 1, 2025	
Previous Balance	81.74
Payment Received - 03/24/2025	-81.74
Current Charges	**80.28**
Total Amount Due	**$ 80.28**

Service Address: 3616 Longfellow Rd Unit 25 Tallahassee, FL 32317 (CITY)

Area Lighting

Service from 02/27/2025 - 03/26/2025 **Commercial Area Lighting**	
7: 100 Watt HPS Dec Light Fixture(s)	64.68
Fuel & Purch Pwr: 361 kwh at $0.03765	13.59
Gross Receipts Tax: 2.56406% of $78.27	2.01
Subtotal	**$ 80.28**

Service Address Total: *3616 Longfellow Rd Unit 25 Tallahassee, FL 32317*
Premise Id #: *PRM0122901* **$ 80.28**

Customer Name: Capital Region CDD
Account Number: 100212804
Billing Date: April 1, 2025

Account Summary as of April 1, 2025	
Previous Balance	58.39
Payment Received - 03/24/2025	-58.39
Current Charges	**57.31**
Total Amount Due	**$ 57.31**

Service Address: 4038 Shady View Ln Unit 17 Tallahassee, FL 32317 (CITY)

Area Lighting

Service from 02/27/2025 - 03/26/2025 **Commercial Area Lighting**	
5: 100 Watt HPS Dec Light Fixture(s)	46.20
Fuel & Purch Pwr: 257 kwh at $0.03765	9.68
Gross Receipts Tax: 2.56406% of $55.88	1.43
Subtotal	**$ 57.31**

Service Address Total: *4038 Shady View Ln Unit 17 Tallahassee, FL 32317*
Premise Id #: *PRM0129751* **$ 57.31**

City of Tallahassee
Your Own Utilities℠

002792

Customer Name: Capital Region Comm Devlop Dist
Account Number: 100034498
Billing Date: March 31, 2025

Large facilities can use large amounts of water. Check for and repair leaks in a timely fashion to reduce consumption and impact.

Educate employees about water conservation. Encourage them to report potential water leaks, especially those in bathrooms or near outside spigots.

Account Summary as of March 31, 2025

Previous Balance	79.39
Payment Received - 03/18/2025	-79.39
Current Charges	**3.74**
Total Amount Due	**$ 3.74**

Service Address: 3001 School House Rd, Tallahassee, FL 32311 (CITY)

Water - Reuse Service	$ 3.74

APR 04 2025

A detailed breakdown of your account charges is available on the following pages.

Detach this portion and return with your payment.

City of Tallahassee
Your Own Utilities℠

Account Number	Past Due Pay Now	Current Charges Due 04/21/2025	Total Amount Due
100034498	$0.00	$3.74	**$ 3.74**

ATTN C/O GMS LLC
CAPITAL REGION COMM DEVLOP DIST
5385 N NOB HILL RD
SUNRISE, FL 33351-4761

City of Tallahassee
435 N. Macomb St. Relay Box
Tallahassee, FL 32301

111 100034498 0 03312025 0000000000 0000000374 0000000374 100034498

CUSTOMER SERVICE

- Representatives are available at 850.891.4968, weekdays from 8 a.m. to 5 p.m., except holidays.
- Automated utility account information is available 24 hours a day, 7 days a week. Visit Talgov.com/YOU or call 850.891.4968.
- To report utility outages or emergency repairs, call Utility Customer Operations at 850.891.4968, visit Talgov.com/Outage.
- Hearing/speech impaired customers may call 850.891.8169 or 711 (TDD), weekdays from 8 a.m. to 5 p.m., except holidays.

CUSTOMER ASSISTANCE

- Nights & Weekends Pricing: A utility rate program that offers cheaper electric rates during nights, weekends, and holidays.
- Budget Billing: Allows you to have a level amount in your monthly utility bill.
- Payment Assistance: For those experiencing economic or other hardships, we have information on governmental and non-profit agencies that may provide assistance.
- Medical Alert Status: If critical life-support equipment is used in your home, please report your circumstances to Utility Customer Operations at 850.891.4968.
- Energy Audits: Free home energy audits are available to electric customers who wish to have their homes evaluated for energy and water efficiency.
- Energy Loans & Rebates: The City's grants, loans & rebates provide utility customers with assistance to enhance their property's energy efficiency and help them save energy, water and money.

UTILITY BILLING DUE DATES

- All utility bills are due when rendered.
- Bills are past due if payment is not received within 20 days of the bill date.
- On all past due nonresidential bills, a penalty on late payments equal to 9% of the past due balance will be assessed.
- After a bill is past due, a service charge will be assessed, and a service order will be issued to disconnect services. If a disconnect order is issued, all past due amounts must be paid before services can be restored.

City of Tallahassee

Your Own Utilities℠

PAYING YOUR BILL

- Auto Pay Program: Utility bills can be paid automatically each month by ACH withdrawal (FREE) or by credit/debit card (fee applies) using the stored payment information from your stored information.
- Email: Sign up to receive your bill electronically to be notified of a new invoice and a link to view and pay your utility bill.
- Online: Utility payment can be made by ACH withdrawal (FREE) or by credit/debit card (fee applies).
- Automated Phone Payments: Utility payment can be made by phone by ACH withdrawal (FREE) or credit/debit card (fee applies) Call 850.891.4968.
- Text Message: Utility payments can be made via text using your stored payment information. Standard messaging rates apply.
- Mail: Mail a check or money order (payable to City of Tallahassee) with the bottom portion of the bill (remittance stub) in the envelope provided or mail to Revenue Division, 435 N. Macomb St., Tallahassee FL 32301.
- In Person Payments: For most City services, payments can be made Monday Friday between 8 a.m. and 5 p.m. at the Renaissance Building, located at 435 N. Macomb St.
- Remote Payment Locations: Visit Talgov.com/Remote or contact Utility Customer Operations at 850.891.4968 for current local and nationwide locations.

Visit Talgov.com/YOU or call 850.891.4968 for more information.

TO CHANGE OR CLOSE OUT YOUR ACCOUNT

- Moving to Another Address or Closing Your Account: Transfer or stop your utility service online at Talgov.com/YOU, contact Utility Customer Operations at 850.891.4968, fax a request to 850.891.0901 or mail your request to Utility Customer Operations, 435 N. Macomb St., Tallahassee, FL 32301.
- Mailing Address Change:
  Residential customers may note the mailing address change on the bottom portion of the bill (remittance stub) and include it with payment.
  Commercial and Property Management customers are required to submit a mailing address change in writing on company letterhead and signed by an authorized party.

Water Service

Historical Consumptions

Month	CGAL	Month	CGAL	Month	CGAL
Mar-25	**21**	Oct-24	1,700	Jun-24	5,380
Feb-25	**446**	Sep-24	3,073	May-24	6,080
Jan-25	51	Aug-24	1,842	Apr-24	159
Dec-24	785	Jul-24	1,825	**Mar-24**	**62**
Nov-24	1,475				

Service from 02/24/2025 - 03/24/2025

Water - Reuse Service

Reuse Gallonage Rate: 21 cgal at $0.178	3.74
Subtotal	**$ 3.74**

002793

Meter ID	Current Meter Read Date	Reading	Est.	Previous Meter Read Date	Reading	Est.	Reading Difference	Mtr Mult	Billed Usage	Time of Use
WRA20051	03/25/2025	191706		02/24/2025	191685		21	1.00	21 CGAL	

Service Address Total: *3001 School House Rd, Tallahassee, FL 32311*

Premise Id #: *PRM0046121*

$ 3.74

Visit Us At Our Web Site At:
talgov.com

Disclosure Services LLC

1005 Bradford Way
Kingston, TN 37763

Invoice

Date	Invoice #
4/15/2025	19

Bill To
Capital Region CDD c/o GMS, LLC

Terms	Due Date
Net 30	5/15/2025

Description	Amount
Amortization Schedule Series 2013 5-1-25 Prepay $40,000	250.00
Amortization Schedule Series 2018A-1 5-1-25 Prepay $125,000	500.00
Amortization Schedule Series 20108A-2 5-1-25 Prepay $35,000	250.00

Total	$1,000.00
Payments/Credits	$0.00
Balance Due	$1,000.00

Phone #	E-mail
865-717-0976	tcarter@disclosureservices.info

FedEx

Invoice Number	Invoice Date	Account Number	Page
8-837-89568	Apr 22, 2025	XXXX-X882-4	1 of 3

Billing Address:
CAPITAL REGION CDD
114
SAINT AUGUSTINE FL 32092-3648

Shipping Address:
CAPITAL REGION CDD
SAINT AUGUSTINE FL 32092-3648

Invoice Questions?
Contact FedEx Revenue Services
Phone: 800.622.1147
M-F 7 AM to 8 PM CST
Sa 7 AM to 6 PM CST
Internet: fedex.com

Invoice Summary

FedEx Express Services

Total Charges	USD	$128.48
TOTAL THIS INVOICE	**USD**	**$128.48**

Other discounts may apply.
To pay your FedEx invoice, please go to www.fedex.com/payment. Thank you for using FedEx.

Payments not received by May 07, 2025 are subject to a late fee.

Important Service Message:
Stay alert to fraud targeting your FedEx shipments and accounts.What to Watch For:- Fake tracking numbers.- Suspicious invoices.- Account compromise.How to Protect Yourself:- Track shipments and check invoices only on the official FedEx website/app.- Confirm unexpected invoices with FedEx.- Use strong passwords and enable two-factor authentication.For more info on protecting your account and reporting fraud, visit: www.fedex.com/report-fraud. Stay secure with FedEx!

Detailed descriptions of surcharges can be located at fedex.com

FedEx Express Shipment Summary By Payor Type

FedEx Express Shipments (Original)

Payor Type	Shipments	Rated Weight lbs	Transportation Charges	Special Handling Charges	Ret Chg/Tax Credits/Other	Discounts	Total Charges
Third Party	1	2.0	104.58	23.90			128.48
Total FedEx Express	**1**	**2.0**	**$104.58**	**$23.90**			**$128.48**

TOTAL THIS INVOICE **USD** **$128.48**

FedEx Express Shipment Detail By Payor Type (Original)

Ship Date: Apr 11, 2025 **Cust. Ref.:** Capital Reigon CDD **Ref.#2:**
Payor: Third Party **Ref.#3:**

Fuel Surcharge - FedEx has applied a fuel surcharge of 17.00% to this shipment.
Distance Based Pricing, Zone 7
FedEx has audited this shipment for correct packages, weight, and service. Any changes made are reflected in the invoice amount.
The package weight exceeds the maximum for the packaging type, therefore, FedEx Envelope was rated as FedEx Pak.

		Sender	Recipient	
Automation	INET			
Tracking ID	880483561778	Regine Lucas	Lockbox Services-12-2657	
Service Type	FedEx Standard Overnight	FORT LAUDERDALE FL 33351 US	US Bank, N.A.- CDD	
Package Type	FedEx Pak		SAINT PAUL MN 55108 US	
Zone	07			
Packages	1			
Rated Weight	2.0 lbs, 0.9 kgs			
Delivered	Apr 14, 2025 09:35	Transportation Charge		104.58

Continued on next page

FedEx® Billing Online

FedEx Billing Online allows you to efficiently manage and pay your FedEx invoices online. It's free, easy and secure. FedEx Billing Online helps you streamline your billing process. With all your FedEx shipping information available in one secure online location, you never have to worry about misplacing a paper invoice or sifting through reams of paper to find information for past shipments. Go to fedex.com to sign up today!

Tracking ID: 880483561778 continued

Svc Area	A1	Fuel Surcharge			17.78
Signed by	C.Schwartz	Third Party Billing			6.12
FedEx Use	000000000/1393/_	**Total Charge**		**USD**	**$128.48**
			Third Party Subtotal	**USD**	**$128.48**
			Total FedEx Express	**USD**	**$128.48**

All-Pro Land Care of
Tallahassee, Inc.
P.O Box 38355
Tallahassee, FL
32315-8355

INVOICE

Date	Invoice #
5/1/2025	197708

Bill To
CRCDD Attn: Corbin deNagy 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Terms	Project
Budget 2023-24	Due on receipt	Maintenance

Quantity	Description		Rate	Amount
	CRCDD Monthly Maintenance for May FY 2025			
	Landscape - New Units*	46225	567.45	567.45
	Landscape - Contracted Units	46200	86,565.41	86,565.41
	Irrigation - New Units **	46425	2.45	2.45
	Irrigation - Contracted Units	46400	4,301.75	4,301.75
	*Landscape - New Units: Unit #5,17 - Removed 0.07ac of Turf Maintenance - (-$19.96) Unit #5,17 - Added 0.07ac of Bed Maintenance - $206.35 Unit #4 - Removal of (6) Live Oaks on Terrebone - (-$40.70) Unit #25 - Removal of (1) Live Oak on Biltmore ave - (-$6.78) Unit #29 - Removal of (3) Live Oaks total (1) Mossy Creek, (1) Goldenrod, (1) Four Oaks - ($-20.35) LSF-3 Maple Ridge - Removal of (5) Red Maple - (-$33.92) Orange Ave - Removal of (2) Live Oak - (-$13.57) LSF-7 Natural Area along Spiderlily & Biltmore - $17.13 Unit #31 Magnolia Park Natural Area - $64.41 LDR-5 Drainage Easment off Jasmine Hill - $8.13 LSF-3 Maple Ridge Common Areas - $406.71 **Irrigation - New Units: LSF-3 E Side Maple Ridge (*Added 4 Rotors to Zone 7) - $2.45			

Corbin deNagy

4/28/2025

Thank You For Your Business! Please make checks payable to the above address.
Office: (850) 656-0208 ext. 408 Fax: (850) 656-5534

Total $91,437.06

$35 fee for all returned checks

A finance charge of 2% per month may be assessed on all 90 day past due balances

In the event of non-payments, collection fees and/ or reasonable attorney fees will be charged to the customer.

LONGVIEW
LAND CLEARING

Longview Land Clearing LLC
longviewlandclearing@gmail.com | (850) 545-2519

Invoice #000398

Issue date
Apr 27, 2025

Invoice #000398

Crimson Clover way mulching.
Mulch brush and small trees in natural area. Leaving 3-4 small healthy trees on both sides to keep it from looking bare.
Reduced Minimum charge: $500

We look forward to working with you.

Customer	Invoice Details	Payment
Capital Region CDD	PDF created April 28, 2025	Due April 27, 2025
cdenagy@gmsnf.com	$500.00	$500.00

Items	Quantity	Price	Amount
Mulching	1	$500.00	$500.00
Subtotal			$500.00

Total Due **$500.00**

46910
Corbin deNagy
4/28/2025

Pay online

To pay your invoice go to https://squareup.com/u/UH4YsYhT
Or open the camera on your mobile device and place the QR code in the camera's view.

LONGVIEW LAND CLEARING

Longview Land Clearing LLC
longviewlandclearing@gmail.com | (850) 545-2519

Invoice #000399

Issue date
Apr 27, 2025

Creek Cleanup

Creek Cleanup:
Cut and toss fallen tree logs out of creek bed and clear small path on either side of creek taking only brush and small trees.
Cut creek deeper along existing path from first log blockage to plugged culvert.
All Material will be spread on sides of creek and culvert will be shoved in woods where it is hidden. Ingress and egress lane will be kept minimal for equipment and fence will be put back up if we need to cut wire to get to culvert.

Total: $3,200

We look forward to working with you.

Customer	Invoice Details	Payment
Capital Region CDD cdenagy@gmsnf.com	PDF created April 28, 2025 $3,200.00	Due April 27, 2025 $3,200.00

Items	Quantity	Price	Amount
Cleanup	1	$3,200.00	$3,200.00
Subtotal			$3,200.00

Total Due **$3,200.00**

47000

Corbin deNagy

4/28/2025

Pay online

To pay your invoice go to https://squareup.com/u/qbH6zAPo
Or open the camera on your mobile device and place the QR code in the camera's view.

SIXTH ORDER OF BUSINESS

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT ADOPTING MEMORIAL PROGRAM RATES, FEES AND CHARGES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Capital Region Community Development District ("**District**") is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, which was established for the purpose of planning, financing, constructing, installing, operating, and maintaining certain infrastructure within the boundaries of the District; and

WHEREAS, Chapters 190 and 120, *Florida Statutes*, authorize the District to adopt rules, rates, charges and fees to govern the administration of the District and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the District developed a memorial tree and bench program ("**Memorial Program**") which allows residents to memorialize loved ones in a way that enhances the District's properties and facilities; and

WHEREAS, the District's Board of Supervisors ("**Board**") finds that it is in the best interest of the District and necessary for the efficient operation of the District to adopt by resolution a rate and fee schedule relative to the costs of the Memorial Program, attached hereto as **Exhibit A** and incorporated herein by this reference, for immediate use and application ("**Rate Schedule**"); and

WHEREAS, the Board finds that the Rate Schedule outlined in **Exhibit A** is just and equitable having been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished; and

WHEREAS, the Board has complied with applicable Florida law concerning ratemaking and rate adoption, including the holding of a public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The rates and fees set forth in **Exhibit A** are hereby adopted pursuant to this resolution as necessary for the conduct of District business. The Rate Schedule shall remain in full force and effect unless revised or repealed by the District in accordance with Chapters 120 and 190, *Florida Statutes*. Notwithstanding the foregoing, all rates previously adopted by the District not modified by this Resolution remain in full force and effect.

SECTION 2. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 3. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 12th day of June, 2025.

ATTEST:	**CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary	Chairman, Board of Supervisors

Exhibit A: Rate Schedule

EXHIBIT A

RATE SCHEDULE

Type of Memorial	Rates for Donations[1]
Bench (existing; plaque only)	$200 per existing bench (plaque only), for the duration of the remaining useful life of the bench
Tree (new + plaque)	$400 per tree, for the life of the tree
Bench (new + plaque)	$1,200 per bench, for the duration of the remaining useful life of the bench

[1]Rates provided herein may be increased by up to five percent (5%) per year by the District's Field Operations Manager, in his or her sole discretion, without the need for further Board approval or a ratemaking hearing.

Capital Region Community Development District
Memorial Tree & Bench Program

Background

Memorials augment the Capital Region Community Development District ("**District**" or "**CDD**") properties and facilities. Guidelines are needed for sustainable management of site-appropriate amenities. The guidelines were developed based on research on the best practices of similar agencies nationwide, the needs and resource capabilities of the District and the desire of residents to recognize loved ones through monetary contributions providing for specific memorials.

Purpose

The District can play an important role in commemorating past residents and members of the SouthWood community. The purpose of this Memorial Tree & Bench Program ("Memorial Program" or "Program") is to establish guidelines for the consistent decision-making process related to the planting of trees and naming of park benches in the District.

Types of Memorials

At present, the District only intends to offer trees (newly planted) and benches (new or existing) for memorial designation as further provided herein, with each tree and/or bench to only be available for one memorial designation. The District may add additional and different types of memorials at any time in its sole discretion. The District will inventory, date, and maintain a listing of all existing memorials that have been installed under this Program.

TREES*:* New trees can be planted for memorial designation. Only trees found in the SouthWood Pattern Book will be considered for planting. Those who desire a memorial tree can meet with District's Field Operations Manager and the District's Landscape Contractor ("**Contractor**") to discuss tree type and planting location. Memorial tree planting will only occur during the months of November through February to increase tree viability unless otherwise advised by the District's Contractor. Memorial tree planting will only be done by the District's Contractor on property owned and/or maintained by the District.

BENCHES: New benches can be installed, or existing benches can be used for memorial designation. Those who desire to memorialize a bench can meet with the District's Field Operations Manager to discuss their options. New benches will only be ordered by the District and installed by the District's Contractor on property owned and/or maintained by the District.

Costs of Memorials

The required minimum donation to participate in the memorial program described by this Program shall be a one-time payment as follows[1] (each a "**Donation**"):
$200 per existing bench (plaque only), for the duration of the remaining useful life of the bench
$400 per tree (including a plaque), for the life of the tree
$1,200 per new bench (including a plaque), for the duration of the remaining useful life of the bench

The period of time for which the Memorial may be provided is referred to herein as the "**Term**".

[1] Note, the Donation rates provided herein may be increased by up to five percent (5%) per year by the District's Field Operations Manager, in his or her sole discretion, without the need for further Board approval or a ratemaking hearing.

How Donations Are Recognized

For each memorial, the District will install a plaque that allows a brief inscription up to 60 characters and a maximum of three lines, unless otherwise approved by the District's Field Operations Manager in his or her sole discretion. Inscriptions are recommended to say "In Memory of (name)," "In Honor of (name)," or "Dedicated to (name)" followed by a date or event. Inscriptions are subject to approval by the District. The plaque is intended to be placed in the ground near the tree or on the bench. Final decision on the placement of memorials will be made by the District staff.

Approval Criteria

Plaque language cannot be offensive or conflict with the District's desire for neutrality on political, social and religious issues. Memorials cannot have a commercial appearance or corporate label. No advertising is allowed. Only one memorial per person. Memorials will be considered in the order in which they are received, and benches are available for memorials on a first- come, first-served basis. Applicants recognize that there are a limited number of existing benches within the SouthWood community.

Memorial Application and Installation Process

1. Applications in the form of a proposed Memorial Donation Agreement ("**Agreement**") may be completed, which is available on mysouthwoodcdd.com or by contacting the District Manager via phone or email (the District Manager's contact information is available on the District's website). The completed Agreement should be sent electronically by email to the District Manager.

2. The District Manager shall include applications on the agenda for the next feasible meeting of the District Board of Supervisors ("Board").

3. The Board shall consider the proposed Agreement and make a final decision regarding whether the application should be approved or denied. The Board will be the final source of appeal for any disputes regarding this program, including any approval or denial of an application.

4. If approved, the Applicant shall pay the Donation via a check made out to the "Capital Region CDD" within thirty (30) days of approval by the Board. Such check shall be mailed to the District Manager.

5. Upon receipt of the Donation, the District Manager (or her designee) will order the Memorial plaque as per the approved Agreement.

6. Upon receipt of the Memorial plaque, the District shall install the Memorial plaque within a reasonable amount of time; provided however, the District cannot guarantee installation by a set date due to potential workload issues and unforeseen circumstances.

7. Notification of completion of the installation of the Memorial plaque will be sent to the Applicant.

8. Damaged or stolen Memorial plaques will be replaced only once during the term of any Memorial. Additional replacements will be subject to review and approval by the Board.

9. The District is not responsible for replacing trees or benches that have been damaged, stolen, or removed. The District may remove or relocate trees or benches at their discretion.

Renewals

1. If the Donor wishes to renew the Memorial upon the expiration of a Memorial's Term, the Donor shall contact the District Manager. The Donor shall have the option of making an additional Donation at the amounts set forth above to extend the Agreement for another Term. Any such Donation shall be received before the expiration date of the original Term. If no extension is requested and funded by the expiration date, then the Memorial plaque is removed and sent to the contact person.
    a. It is the responsibility of the Donor to notify the District Manager of current contact information (i.e., change of address, phone, or email) during the Agreement period.
    b. If the Donor contacts the District Manager after the Term has expired and the plaque has been removed, the District will have no obligation to honor the site or structure as a memorial and the plaque will become the property of the District.

Miscellaneous

1. The District reserves the right to terminate any Agreement and/or deny any application.

2. The District reserves the right at any time and without making a Donation to provide for a memorial to recognize an individual or organization that has made an unusual contribution, service, or gift to the SouthWood Community.

FORM OF
MEMORIAL DONATION AGREEMENT

Donor Name:_____

Address:_____

Home Phone:_____ Work Phone:_____

E-Mail:_____

Proposed Tree or Bench:_____

Inscription: 3 lines with 60 characters maximum, including spacing and punctuation.

_____

_____

_____

Memorial gifts are considered outright and unrestricted donations. The Capital Region Community Development District ("District") does not guarantee permanency of the accepted donation. If a memorial must be relocated, the District will attempt to notify the donor in writing at the address shown on this form. The donor declares to have read the District's Memorial Tree & Bench Program ("Memorial Program") which is incorporated herein by reference. The donor understands and agrees with the conditions set forth in the Memorial Program and agrees to pay the District any donation funds within thirty (30) days of notification of Memorial Donation Agreement approval.

I have read, understand and agree to be bound by the District's Memorial Program.

_____ _____

Signature of Donor Date

Mail or E-Mail completed form to:

_____

_____

FOR OFFICE USE ONLY

Accepted By_____ Date_____

Chair / Vice Chair_____ Date_____

Cost $_____ Paid $_____ Date_____

Exact Location Verified_____

Inscription Proof Reviewed by Donor_____

SEVENTH ORDER OF BUSINESS

A.

APOGEE SIGNS, INC
251 FORTUNE BLVD. MIDWAY, FL
WWW.APOGEESIGNS.COM

PROPOSAL

250993-02

Date: 05/30/2025
Expires: 06/29/2025
Drawing Numbers: 250993-02

Project: SouthWood Blair Stone Entry Sign / Capital Region CDD / Manufacture and Install
Median Area West of Blair Stone
Intersection of Coolidge Court
Tallahassee, FL

Client: Capital Region CDD Governmental Managemen
3196 Merchants Row Boulevard
Suite 130
Tallahassee, FL 32311

Contact: Corbin deNagy 850-727-5310 cdenagy@gmsnf.com

We are pleased to offer this proposal for the following services at the above location.

Project Description:	**Item Total:**
Design and Manufacture (per provided drawing with specifications) A: ONE (1) Single Sided Aluminum Construction Sign Oval Size 65"x44" with decorative Aluminum Posts (x2)	$19,700.00
Installation of above item	$2,000.00

Deposit Rate: 50%
Deposit: $10,850.00

Subtotal: **$21,700.00**

Total: **$21,700.00**

Warranty: 12 months against defective materials and 12 month unconditional guarantee on parts and labor. Solar system parts 3 years parts warranty.

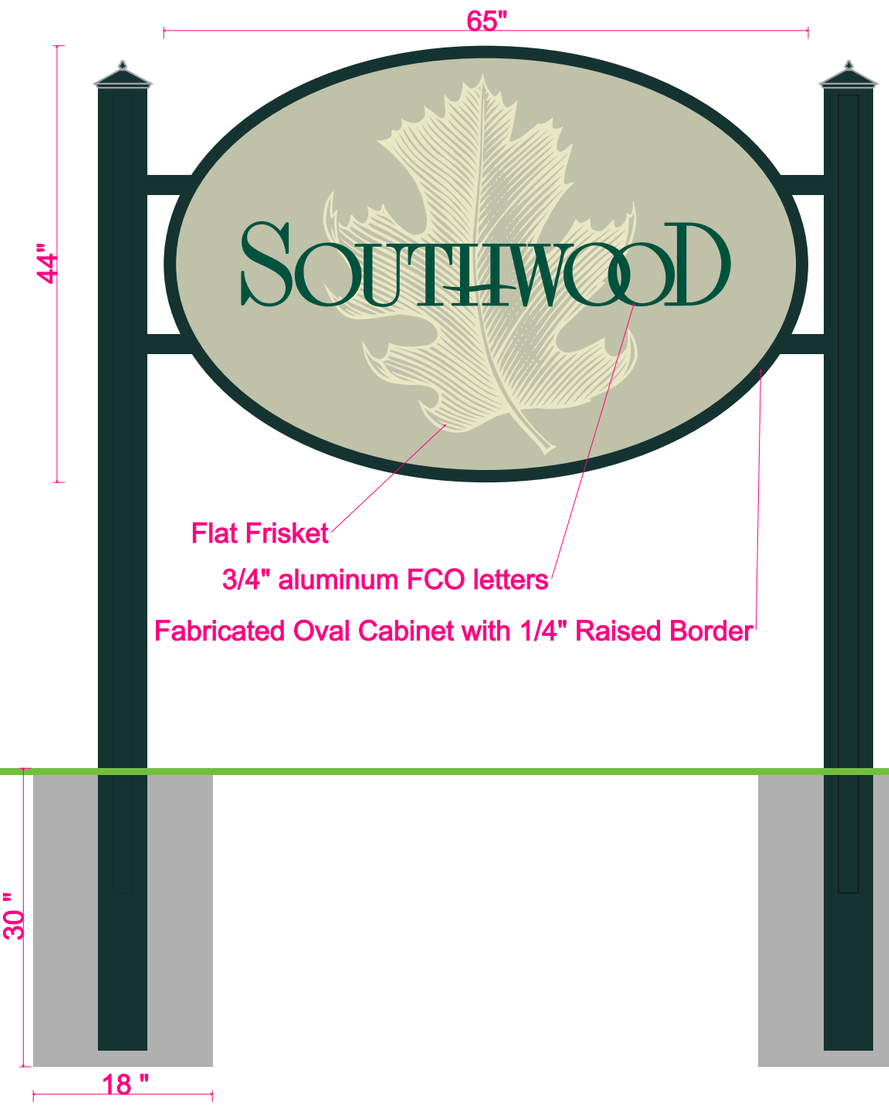
Terms: 50% advanced deposit with 30% prior to scheduling installation with balance due upon completion. All payments exceeding specified terms will incur interest at a rate of 1.5% per 30 day period.

Salesperson: Scott Thornton

Buyer's Acceptance _____ Title _____ Date _____

Seller's Acceptance _____ Title _____ Date _____

www.squarecoil.com



Contact: Corbin deNagy
Assistant District Manager
Operations Manager - Capital Region CDD
Governmental Management Services LLC
3196 Merchants Row Blvd. Suite 130
Tallahassee, FL 32311
850-727-5310 Office

Median of South Blair Stone Road
near CCSE.

Quantity: 1
(same size and construction as SW Golf)
Sides Decorated: 1
Materials/Decoration
to match signage done throughout SW
All automotive grade paints
All Aluminum Fabrication
Reverse Blank

Solar powered Ground flood uplight
solar panel and system to be behind sign

Visual Approximate



Signature X APPROVAL - PROCEED DATE / /

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Date of Drawing 5/28/2025
File Directory \\SERVER2019\Users\Scott Thornton\Documents\Arvida-St. Joe Towns & Resorts\SouthWood\Entry Signs
File Name SouthWood Entry Sign Blair Stone 2025 Scope v3.fs
Scale 0.067

Apogee Signs
SINCE 1985
251 FORTUNE BLVD
MIDWAY, FLORIDA 32343
PH: 850 224-7446
ApogeeSigns.Com
STATE CERTIFIED
SIGN CONTRACTOR
LIC# ES12002406

DRAWN BY:
Scott H. Thornton
Sales
Scott.Thornton@ApogeeSigns.com
850 999-6060 Direct

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A.1

B.

Estimate

All Pro Landscaping of
Tallahassee, Inc.
P.O. Box 38355
Tallahassee, FL
32315-8355

Office: 850-656-0208 Fax: 850-656-0191

Date	Estimate #
5/2/2025	160584-LS

Name / Address
CRCDD c/o GMS, LLC Attn: Robert Berlin 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

Project
Four Oaks & Merchants Row Intersection

Description	Qty	Rate	Total
Four Oaks & Merchants Row Intersection - Design & Install Landscape beds in N & S bound medians at the intersection of Four Oaks Blvd. & Merchants Row. All work to include spraying and removing existing sod in medians, remove and install approx. 20 yds bedding mix, adjust irrigation heads, install plant material & pine straw			
Includes installation of (170) plants in N & S Medians along Four Oaks & Merchants Row (132) 7gal Encore Azalea (38) 3gal Fountain Grass	1	6,670.00	6,670.00
Approx. 20yds Bedding Mix	1	2,165.00	2,165.00
Tiller (Lrg)	1	150.00	150.00
Cat Loader	1	500.00	500.00
Mini-Ex	1	450.00	450.00
Pine Straw	175	7.50	1,312.50
Design Fee	1	1,900.00	1,900.00
Includes Materials & Labor to adjust irrigation	1	850.00	850.00
Includes Materials & Labor to spray out existing sod	1	1,100.00	1,100.00
Includes Labor to install bedding mix and plant material	1	4,200.00	4,200.00

All work will be completed upon written orders only. Any alteration or deviation from specifications involving extra cost will be executed upon written orders only and will become an extra charge over and above this proposal. Proposal pricing is subject to change based on material and inflation rates. Fuel surcharges may apply.

Total $19,297.50

Authorizing Signature Date

Legend

Label	Quantity	Unit	Volume
Mulch	1,304.84	sf	12.08
Pennisetum setaceum 'Alba' White Fountain Grass (3 gal)	38	Count	
Rhododendron 'Conlec' Encore® Autumn Royalty® Reblooming Azalea (7 gal)	132	Count	





Mulch
A = 532.86 sf
V = 4.93 cu yd

Mulch
A = 771.99 sf
V = 7.15 cu yd

Four Oaks Blvd

Merchants Row Blvd

C.

Proposal

All Pro Landcare of
Tallahassee, Inc.
PO Box 38355
Tallahassee, FL 32315

Phone: (850) 656-0208

Date	Proposal #
4/22/2025	063265

Tax ID#: 20-2068537

Name / Address
CRCDD Attn: Corbin deNagy 3196 Merchants Row, Suite 130 Tallahassee, FL 32311

P.O. No.	Project
	Additional Contracted...

Description	Qty	Cost	Total
Tree Removal: Unit 17: Shay View Ln Remove 13 pines and removal of storm broken branches near the lake off shady view, cut stumps low and haul		7,200.00	7,200.00

All work will be completed in a workman like manner according to standard practices. Pricing is subject to change based on availability of material and inflation rates. Fuel surcharges may apply.

Total $7,200.00

Accepted: The above process, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified.

Authorizing Signature Date

Please return signed proposals by Email

EIGHTH ORDER OF BUSINESS

A.

Capital Region

Community Development District

Approved Proposed Budget

FY 2026

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Capital Region
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
REVENUES:					
Special Assessments - On Roll	$ 1,723,304	$ 1,710,823	$ 12,470	$ 1,723,293	$ 1,825,113
Special Assessments - Direct St Joe	287,354	191,298	95,649	286,947	304,330
Interest Income	30,000	26,460	16,667	43,126	25,000
Miscellaneous Revenue	-	-	-	-	2,000
TOTAL REVENUES	**$ 2,040,658**	**$ 1,928,581**	**$ 124,785**	**$ 2,053,366**	**$ 2,156,443**
EXPENDITURES:					
Administrative:					
Supervisor Fees	$ 12,000	$ 3,800	$ 5,000	$ 8,800	$ 12,000
FICA Taxes	918	291	383	673	918
Engineering	15,000	5,087	9,913	15,000	15,000
Attorney	37,000	15,009	21,991	37,000	37,000
Annual Audit	3,925	3,925	-	3,925	4,025
Annual Report	500	-	-	-	-
Assessment Administration	13,043	13,043	-	13,043	13,826
Arbitrage Rebate	1,800	1,800	-	1,800	1,800
Dissemination Agent	8,507	4,962	3,544	8,507	8,507
Trustee Fees	15,520	15,220	-	15,220	15,520
Management Fees	57,902	33,776	24,126	57,902	60,352
Information Technology	3,176	1,853	1,323	3,176	3,367
Website Maintenance	1,361	794	567	1,361	1,443
Record Storage	150	-	63	63	-
Telephone	300	-	125	125	-
Travel & Per Diem	2,000	114	833	947	-
Postage & Delivery	1,000	651	349	1,000	1,000
Insurance General Liability	13,325	12,398	-	12,398	13,953
Printing & Binding	2,000	183	250	433	200
Legal Advertising	3,500	860	2,640	3,500	3,500
Other Current Charges	1,987	1,433	828	2,261	2,500
Office Supplies	50	42	21	63	50
Dues, Licenses & Subscriptions	175	175	-	175	175
TOTAL ADMINISTRATIVE	**$ 195,139**	**$ 115,416**	**$ 71,955**	**$ 187,371**	**$ 195,134**
Operations & Maintenance					
Field Expenditures					
Property Insurance	$ 17,014	$ 14,050	$ -	$ 14,050	$ 15,174
Management Fees	157,557	91,908	65,649	157,557	157,557
Utilities-Electric/Water	60,000	28,906	31,094	60,000	60,000
Landscape Maintenance - Contract	1,038,980	605,958	432,827	1,038,785	1,164,365
Landscape Maintenance - New Units/Street Trees	5,500	1,016	4,484	5,500	5,500
Pond Maintenance - Contract	11,172	3,788	6,724	10,512	13,512
Pond Repairs - Current Units	50,000	34,906	15,094	50,000	50,000
Irrigation Maintenance - Contract	51,621	30,112	21,510	51,622	58,200
Irrigation Maintenance - New Units	500	-	500	500	500
Irrigation Repairs - Current Units	45,000	19,716	25,284	45,000	45,000
SWMF Operating Permit Fees	2,754	1,377	-	1,377	-

Capital Region
Community Development District
Approved Proposed Budget
General Fund

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
Operations & Maintenance (continued)					
Preserve Maintenance	40,000	12,300	27,700	40,000	40,000
Tot Lot Inspection/Maintenance	7,500	8,925	-	8,925	4,800
Tree Removal/Trimming/Cleanup	38,000	37,292	708	38,000	38,000
Alleyway Maintenance	10,000	674	9,326	10,000	10,000
Miscellaneous Maintenance	7,500	4,661	2,839	7,500	20,000
Special Events	9,000	11,254	-	11,254	12,000
Other - Contingency	67,921	9,459	46,546	56,005	50,000
Capital Expenditures	25,000	27,029	500	27,529	25,000
Common Area Maintenance	12,000	25,305	18,075	43,379	23,000
Enhancement/Beautification	20,000	17,968	2,032	20,000	20,000
TOTAL FIELD EXPENDITURES	**$ 1,677,019**	**$ 986,603**	**$ 710,893**	**$ 1,697,495**	**$ 1,812,608**
TOTAL EXPENDITURES	**$ 1,872,158**	**$ 1,102,018**	**$ 782,848**	**$ 1,884,866**	**$ 2,007,743**
Other Sources/(Uses)					
Reserve for Capital - R&R	$ (168,500)	$ (168,500)	$ -	$ (168,500)	$ (148,700)
TOTAL OTHER SOURCES/(USES)	**$(168,500)**	**$(168,500)**	**$-**	**$(168,500)**	**$(148,700)**
EXCESS REVENUES (EXPENDITURES)	**$ -**	**$ 658,062**	**$ (658,062)**	**$ -**	**$ -**

Gross Assessments	$ 1,962,487
Less: Discounts & Collections 7%	137,374
Net Assessments	**$ 1,825,113**

Product	Assessable Units	Total Gross Assessment	FY25 Gross Per Unit	FY26 Gross Per Unit	Increase/ (Decrease)
Apartments	1745	$ 482,529.91	$ 262.91	$ 276.52	$ 13.61
Townhomes	298	79,296.39	252.99	266.10	13.10
Single Family 30s	53	15,446.43	277.09	291.44	14.35
Single Family 40s	250	77,611.60	295.16	310.45	15.29
Single Family 55s	371	139,852.77	358.40	376.96	18.56
Single Family 65s	382	177,883.60	442.74	465.66	22.93
Single Family 75s	209	111,225.44	505.98	532.18	26.20
Single Family 85s	111	64,289.88	550.67	579.19	28.52
Single Family 90s	26	17,021.41	622.44	654.67	32.23
Single Family 100s	205	136,375.00	632.49	665.24	32.75
1/2 Ac	160	127,727.56	758.99	798.30	39.31
1Ac	40	41,688.68	990.90	1,042.22	51.31
ACLF	101	14,104.60	132.77	139.65	6.88
Blended Commercial	143.52	445,659.07	2,952.32	3,105.21	152.89
Golf Club	1	17,051.95	16,212.38	17,051.95	839.57
Catholic School	1	13,511.73	-	13,511.73	13,511.73
Southwood House	0.39	1,211.03	2,952.32	3,105.21	152.89
TOTAL ON ROLL	4096.910	$1,962,487.06			

Capital Region
Community Development District
Budget Narrative

FY 2026

REVENUES

Special Assessments-Tax Roll
The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments-Direct St Joe
The District will bill a Non-Ad Valorem assessment on all sold and platted parcels to St Joe within the District in order to pay for the operating expenditures during the Fiscal Year.

Interest
The District will have all excess funds invested with the State Board of Administration. The amount is based upon the estimated average balance of funds available during the fiscal year.

Expenditures - Administrative

Supervisors Fees
Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated $200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 12 meetings.

FICA Taxes
Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

Engineering
The District's engineer (Atkins) will be providing limited engineering services to the District including attendance as needed and preparation for board meetings, review and execute of documents under the District's trust indenture and monitoring of District projects. Additionally, The District utilizes Dantin Engineering on an assigned project basis and for engineering consulting services.

Attorney
The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

Annual Audit
The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

Assessment Roll Administration
GMS NF, LLC provides assessment services for closing lot sales, assessment roll services with the local Tax Collector and financial advisory services.

Arbitrage Rebate
The District is required to annually have an arbitrage rebate calculation on the District's Series 2013 Capital Improvement Revenue Bonds & Series 2018A1/A2 Capital Improvement Revenue Refunding Bonds, Series 2021 Capital Improvement Revenue Refund Bonds. Currently the District has contracted with Grau & Associates, an independent certified public accounting firm, to calculate the rebate liability and submit a report to the District.

Dissemination Agent
The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Trustee Fees
The District issued Series 2013 Capital Improvement Revenue Bonds, and Series 2018A1/A2 Capital Improvement Revenue refunding Bonds, and Series 2021 Capital Improvement Revenue Refunding Bonds which are held with a Trustee at US Bank. The amount of the trustee fees is based on the agreement between US Bank and the District.

Expenditures - Administrative (continued)

Management Fees
The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services NF, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Information Technology
The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services NF LLC.

Website Maintenance
Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS NF, LLC and updated monthly.

Postage and Delivery
Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance General Liability
The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

Printing and Binding
Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising
The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Other Current Charges
This includes monthly bank charges and any other miscellaneous expenses that incur during the year.

Office Supplies
Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Due, Licenses & Subscriptions
The District is required to pay an annual fee to the Florida Department of Commerce for $175.

Expenditures – Field

Property Insurance
The District's Property Liability Insurance policy is with Egis Insurance specializes in providing insurance coverage to governmental agencies.

Management Fees
The District has contracted with GMS, LLC for the supervision and on-site management of Capital Region Community Development District. Their responsibilities include management of field services contracts such as landscape maintenance, ponds maintenance, and security patrols, oversight of capital assets and coordination of maintenance, repairs and replacement of capital assets.

Utilities - Electric/Water
The District currently has accounts with City of Tallahassee Utility Company for electric service and water throughout the district.

Expenditures – Field (continued)

Landscape/Pond/Irrigation Maintenance
The District has contracted with All Pro Land Care of Tallahassee, Inc. to provide landscaping, pond and irrigation maintenance services to all the common areas within the District. Services include mowing, trimming, fertilization, maintenance of irrigations systems, and trimming of District owned trees.

Contracts

Landscape Maintenance - Contract			$97,030	$1,164,365
Landscape Maintenance - New Units/Street Trees			$458	$5,500
Pond Maintenance - Contract	The Lake Doctor	Catfish Pond	$342	$4,104
Pond Maintenance - Contract	The Lake Doctor	Water Quality	$250	$3,000
Pond Maintenance - Contract	The Lake Doctor	Verdura	$732	$2,928
Pond Maintenance - Contract		Contingency	$290	$3,480
Pond Repairs - Current Units			$4,167	$50,000
Irrigation Maintenance - Contract			$4,850	$58,200
Irrigation Maintenance - New Units			$42	$500
Irrigation Maintenance - Current Units			$3,750	$45,000
Total			**$111,911**	**$1,337,077**

SWMF Operating Permit Fees
The District pays the City of Tallahassee, Growth Management Department for inspection of and the administration needed to issue operating permits for District owned and maintained Storm Water facilities.

Preserve Maintenance
The District has contracted with All Pro Land Care of Tallahassee, Inc. to maintain the various preserved areas within the District (listed as Park Maintenance), but also contacts out work in other preserve areas to various contractors.

Tot-Lot Inspection Maintenance
The District owns a recreational area that requires repairs/replacements as well as mulch twice a year. Also, included is an annual inspection.

Tree Removal/Trimming/Cleanup
Represents cleanup, trimming and removal trees throughout the district.

Alleyway Maintenance
The District conducts repairs and maintenance of the District-owned alleyways.

Miscellaneous Maintenance
Unscheduled repairs and maintenance to the District's facilities not allocated to a particular area

Special Events
The District contracts with multiple vendors to assist with road closures during Halloween.

Other Contingencies
Unscheduled repairs and maintenance to the District's Facilities throughout the community.

Capital Expenditures
Represents any new capital expenditures the District may need to make during the Fiscal Year.

Common Area Maintenance
Unscheduled repairs and maintenance to the District's common area throughout the community.

Enhancement/Beautification
Represents the cost of improving any landscaping located within the common areas of the District.

Reserve for Capital Repairs and Replacements
This Reserve funding is for the Capital Repairs and Replacements for the District's capital assets.

Capital Region
Community Development District
Proposed Budget
Capital Reserve Fund

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
REVENUES:					
Interest	$ 20,000	$ 14,438	$ 9,575	$ 24,014	$ 20,300
Designated Reserves	387,434	549,219	-	549,219	581,087
TOTAL REVENUES	**$ 407,434**	**$ 563,657**	**$ 9,575**	**$ 573,233**	**$ 601,387**
EXPENDITURES:					
Capital Outlay					
Capital Outlay	$ -	$ -	$ -	$ -	$ 170,507
Playground System	-	160,046	-	160,046	-
Other Charges	600	350	250	600	600
TOTAL EXPENDITURES	**$ 600**	**$ 160,396**	**$ 250**	**$ 160,646**	**$ 171,107**
Other Sources/(Uses)					
Transfer in/(Out)	$ 168,500	$ 168,500	$ -	$ 168,500	$ 148,700
TOTAL OTHER SOURCES/(USES)	**$ 168,500**	**$ 168,500**	**$ -**	**$ 168,500**	**$ 148,700**
EXCESS REVENUES (EXPENDITURES)	**$ 575,334**	**$ 571,762**	**$ 9,325**	**$ 581,087**	**$ 578,980**

Capital Region
Community Development District
Approved Proposed Budget
Debt Service Series 2013 Capital Improvement Refunding Bonds

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
REVENUES:					
Special Assessments-On Roll	$ 755,949	$ 754,150	$ 1,799	$ 755,949	$ 755,949
Special Assessments - Prepayments	-	35,462	-	35,462	-
Interest Earnings	20,000	9,210	6,790	16,000	8,000
Carry Forward Surplus	139,465	143,149	-	143,149	185,972
TOTAL REVENUES	**$ 915,414**	**$ 941,971**	**$ 8,589**	**$ 950,560**	**$ 949,921**
EXPENDITURES:					
Interest - 11/1	$ 139,519	$ 139,519	$ -	$ 139,519	$ 126,788
Interest - 5/1	139,519	-	139,519	139,519	126,788
Principal - 5/1	485,000	-	485,000	485,000	515,000
Cost of Issuance	-	551	-	551	-
TOTAL EXPENDITURES	**$ 764,038**	**$ 140,070**	**$ 624,519**	**$ 764,589**	**$ 768,575**
TOTAL EXPENDITURES	**$ 764,038**	**$ 140,070**	**$ 624,519**	**$ 764,589**	**$ 768,575**
EXCESS REVENUES (EXPENDITURES)	**$ 151,376**	**$ 801,901**	**$ (615,929)**	**$ 185,972**	**$ 181,346**
			Interest Due 11/1/26		$ 111,981

Gross Assessments	$ 812,848.54
Less: Discounts & Collections 7%	56,899.40
Net Assessments	$ 755,949.14

Product	Assessable Units	FY26 Gross Per Unit	Total Gross Assessment	Total Net Assessment
Apartments	654	$ 306.34	$ 200,346.36	$ 186,322.11
Townhomes	82	279.26	22,899.32	21,296.37
Single Family 40s	153	326.45	49,946.85	46,450.57
Single Family 55s	107	396.08	42,380.56	39,413.92
Single Family 65s	127	488.91	62,091.57	57,745.16
Single Family 75s	56	559.30	31,320.80	29,128.34
Single Family 85s	77	605.72	46,640.44	43,375.61
Single Family 100s	40	698.55	27,942.00	25,986.06
1/2 Acre	73	838.57	61,215.61	56,930.52
1 Acre	3	1,094.64	3,283.92	3,054.05
Blended Commercial	28.970	1,779.79	51,560.52	47,951.28
Blended Commercial	58.464	3,249.41	189,973.51	176,675.36
Blended Commercial	2.120	3,249.08	6,888.05	6,405.89
Blended Commercial	1.415	3,249.05	4,597.41	4,275.59
Blended Commercial	3.620	3,249.07	11,761.63	10,938.32
TOTAL ON ROLL	1466.589		$ 812,848.54	$ 755,949.14

Capital Region

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2013 Capital Improvement Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
12/30/13	$ 9,855,000	2.250%	$ -	$ -	$ -
05/01/14	9,855,000	2.250%	-	165,637	
11/01/14	9,855,000	2.250%	-	246,403	412,040
05/01/15	9,855,000	2.250%	370,000	246,403	
11/01/15	9,485,000	2.250%	5,000	242,240	863,643
05/01/16	9,480,000	2.750%	380,000	242,109	
11/01/16	9,100,000	2.750%	-	236,884	858,993
05/01/17	9,100,000	3.100%	390,000	236,884	
11/01/17	8,710,000	3.100%	5,000	230,839	862,723
05/01/18	8,705,000	3.600%	405,000	230,689	
11/01/18	8,300,000	3.600%	-	223,399	859,088
05/01/19	8,300,000	3.900%	420,000	223,399	
11/01/19	7,880,000	3.900%	-	215,209	858,608
05/01/20	7,880,000	4.200%	445,000	215,209	
11/01/20	7,435,000	4.200%	5,000	205,856	871,065
05/01/21	7,430,000	4.500%	455,000	205,706	
11/01/21	6,975,000	4.500%	5,000	195,469	861,175
05/01/22	6,970,000	4.700%	485,000	195,325	
11/01/22	6,485,000	4.700%	-	183,901	864,226
05/01/23	6,485,000	4.850%	500,000	183,901	
11/01/23	5,985,000	4.850%	-	171,776	855,678
05/01/24	5,985,000	5.050%	530,000	171,776	
09/01/24	5,455,000	5.050%	650,000	12,793	
11/01/24	4,805,000	5.050%	-	139,519	1,504,088
05/01/25	4,805,000	5.250%	485,000	139,519	-
11/01/25	**4,320,000**	5.250%	-	126,788	751,306
05/01/26	4,320,000	5.750%	515,000	126,788	
11/01/26	3,805,000	5.750%	-	111,981	753,769
05/01/27	3,805,000	5.750%	545,000	111,981	
11/01/27	3,260,000	5.750%	-	96,313	753,294
05/01/28	3,260,000	5.750%	580,000	96,313	
11/01/28	2,680,000	5.750%	-	79,638	755,950
05/01/29	2,680,000	5.750%	610,000	79,638	
11/01/29	2,070,000	6.000%	-	62,100	751,738
05/01/30	2,070,000	6.000%	650,000	62,100	
11/01/30	1,420,000	6.000%	-	42,600	754,700
05/01/31	1,420,000	6.000%	690,000	42,600	
11/01/31	730,000	6.000%	-	21,900	754,500
05/01/32	730,000	6.000%	730,000	21,900	751,900
TOTAL			**$ 9,855,000**	**$ 5,843,480**	**$ 15,698,480**

Capital Region

Community Development District

Approved Proposed Budget

Debt Service Series 2018A1 Capital Improvement Revenue Refunding Bonds

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
REVENUES:					
Special Assessments-On Roll	$ 565,965	$ 472,798	$ 1,429	$ 474,227	$ 474,227
Special Assessments-Direct St Joe	740,129	517,280	221,692	738,972	738,972
Special Assessments-Prepayments	-	109,126	-	109,126	-
Interest Earnings	15,000	25,658	14,342	40,000	20,000
Carry Forward Surplus [1]	404,597	482,781	-	482,781	579,075
TOTAL REVENUES	**$ 1,725,691**	**$ 1,607,643**	**$ 237,463**	**$ 1,845,106**	**$ 1,812,274**
EXPENDITURES:					
Interest - 11/1	$ 341,878	$ 318,638	$ -	$ 318,638	$ 303,981
Special Call - 11/1	-	50,000	-	50,000	-
Interest - 5/1	341,878	-	317,394	317,394	303,981
Principal - 5/1	630,000	-	580,000	580,000	610,000
TOTAL EXPENDITURES	**$ 1,313,756**	**$ 368,638**	**$ 897,394**	**$ 1,266,031**	**$ 1,217,963**
TOTAL EXPENDITURES	**$ 1,313,756**	**$ 368,638**	**$ 897,394**	**$ 1,266,031**	**$ 1,217,963**
EXCESS REVENUES (EXPENDITURES)	**$ 411,934**	**$ 1,239,005**	**$ (659,931)**	**$ 579,075**	**$ 594,312**

[1] Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26 $ 289,875

Gross Assessments	$ 509,921.95
Less: Discounts & Collections 7%	35,694.54
Net Assessments	$ 474,227.41

Product	Assessable Units	FY26 Gross Per Unit	Total Gross Assessment	Total Net Assessment
Appartments	586	$ 326.50	$ 191,329.00	$ 177,935.97
ACLF	101	156.69	15,825.69	14,717.89
Townhomes	0	297.62	-	-
Single Family 40s	69	346.64	23,918.16	22,243.89
Single Family 55s	154	421.04	64,840.16	60,301.35
Single Family 65s	144	519.95	74,872.80	69,631.70
Single Family 75s	76	594.36	45,171.36	42,009.36
Single Family 85s	34	644.25	21,904.50	20,371.19
Single Family 90s	26	693.71	18,036.46	16,773.91
Single Family 100s	44	743.17	32,699.48	30,410.52
1/2 Acre	21	891.99	18,731.79	17,420.56
Cottages	0.75	3,456.73	2,592.55	2,411.07
TOTAL ON ROLL	1255.750		$ 509,921.95	$ 474,227.41
DEVELOPABLE ACRES	429.990	$ 1,718.58	$ 794,593.78	$ 738,972.21

Capital Region

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2018A1 Capital Improvement Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/18	$ 16,935,000	4.125%	$ -	$ 73,313	$ -
11/01/18	16,935,000		-	412,384	485,697
05/01/19	16,935,000	4.125%	515,000	412,384	
11/01/19	16,420,000		5,000	401,650	1,334,034
05/01/20	16,415,000	4.125%	525,000	401,547	
11/01/20	15,890,000		-	390,644	1,317,191
05/01/21	15,890,000	4.125%	540,000	390,644	
11/01/21	15,350,000		-	379,469	1,310,113
05/01/22	15,350,000	4.125%	550,000	379,469	
11/01/22	14,800,000		-	368,125	1,297,594
05/01/23	14,800,000	4.125%	595,000	368,125	
11/01/23	14,205,000		-	355,753	1,318,878
05/01/24	14,205,000	4.625%	1,525,000	355,753	-
11/01/24	12,680,000		50,000	318,638	2,249,391
05/01/25	12,630,000	4.625%	580,000	317,394	
11/01/25	**12,050,000**		-	303,981	1,201,375
05/01/26	12,050,000	4.625%	610,000	303,981	
11/01/26	11,440,000		-	289,875	1,203,856
05/01/27	11,440,000	4.625%	640,000	289,875	
11/01/27	10,800,000		-	275,075	1,204,950
05/01/28	10,800,000	4.625%	670,000	275,075	
11/01/28	10,130,000		-	259,581	1,204,656
05/01/29	10,130,000	5.125%	705,000	259,581	
11/01/29	9,425,000		-	241,516	1,206,097
05/01/30	9,425,000	5.125%	740,000	241,516	
11/01/30	8,685,000		-	222,553	1,204,069
05/01/31	8,685,000	5.125%	780,000	222,553	
11/01/31	7,905,000		-	202,566	1,205,119
05/01/32	7,905,000	5.125%	820,000	202,566	
10/31/32	7,085,000		-	181,553	1,204,119
05/01/33	7,085,000	5.125%	865,000	181,553	
11/01/33	6,220,000		-	159,388	1,205,941
05/01/34	6,220,000	5.125%	910,000	159,388	
11/01/34	5,310,000		-	136,069	1,205,456
05/01/35	5,310,000	5.125%	955,000	136,069	
11/01/35	4,355,000		-	111,597	1,202,666
04/30/36	4,355,000	5.125%	1,005,000	111,597	
10/31/36	3,350,000		-	85,844	1,202,441
05/01/37	3,350,000	5.125%	1,060,000	85,844	
10/31/37	2,290,000		-	58,681	1,204,525
05/01/38	2,290,000	5.125%	1,115,000	58,681	
11/01/38	1,175,000		-	30,109	1,203,791
05/01/39	1,175,000	5.125%	1,175,000	30,109	1,205,109
TOTAL			**$ 16,935,000**	**$ 10,442,066**	**$ 27,377,066**

Capital Region

Community Development District

Approved Proposed Budget

Debt Service Series 2018A2 Capital Improvement Revenue Refunding Bonds

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
REVENUES:					
Special Assessments-On Roll	$ 274,147	$ 267,925	$ 6,223	$ 274,147	$ 274,147
Interest Earnings	5,000	7,227	2,773	10,000	5,000
Carry Forward Surplus [1]	56,111	73,017	-	73,017	84,369
TOTAL REVENUES	**$ 335,258**	**$ 348,169**	**$ 8,995**	**$ 357,164**	**$ 363,517**
EXPENDITURES:					
Interest - 11/1	$ 36,570	$ 36,455	$ -	$ 36,455	$ 31,855
Special Call - 11/1	-	5,000	-	5,000	-
Interest - 5/1	36,570	-	36,340	36,340	31,855
Principal - 5/1	200,000	-	195,000	195,000	205,000
TOTAL EXPENDITURES	**$ 273,140**	**$ 41,455**	**$ 231,340**	**$ 272,795**	**$ 268,710**
TOTAL EXPENDITURES	**$ 273,140**	**$ 41,455**	**$ 231,340**	**$ 272,795**	**$ 268,710**
EXCESS REVENUES (EXPENDITURES)	**$ 62,118**	**$ 306,714**	**$ (222,345)**	**$ 84,369**	**$ 94,807**

[1] Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26 $ 27,140

Gross Assessments	$ 294,782.06
Less: Discounts & Collections 7%	20,634.74
Net Assessments	$ 274,147.31

Product	Assessable Units	FY26 Gross Per Unit	Total Gross Assessment	Total Net Assessment
Golf Club	1	$ 21,400.59	$ 21,400.59	$ 19,902.55
Catholic School	1	20,520.07	20,520.07	19,083.67
Commercial	43.37	3,690.94	160,083.45	148,877.61
Commercial-2	3.84	2,207.33	8,476.15	7,882.82
Appartments	241	349.80	84,301.80	78,400.67
TOTAL ON ROLL	290.21		$ 294,782.06	$ 274,147.31

Capital Region

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2018A2 Capital Improvement Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
05/01/18	$ 2,675,000	3.875%	$ -	$ 10,384	$ -
11/01/18	2,675,000		-	58,408	68,791
05/01/19	2,675,000	3.875%	170,000	58,408	
11/01/19	2,505,000		-	55,096	283,503
05/01/20	2,505,000	3.875%	170,000	55,096	
11/01/20	2,335,000		-	51,784	276,879
05/01/21	2,335,000	3.875%	180,000	51,784	
11/01/21	2,155,000		-	48,278	280,062
05/01/22	2,155,000	3.875%	180,000	48,278	
11/01/22	1,975,000		-	44,773	273,051
05/01/23	1,975,000	3.875%	190,000	44,773	
11/01/23	1,785,000		5,000	41,055	280,828
05/01/24	1,780,000	4.600%	195,000	40,940	-
11/01/24	1,585,000		5,000	36,455	277,395
05/01/25	1,580,000	4.600%	195,000	36,340	
11/01/25	**1,385,000**		-	31,855	263,195
05/01/26	1,385,000	4.600%	205,000	31,855	
11/01/26	1,180,000		-	27,140	263,995
05/01/27	1,180,000	4.600%	215,000	27,140	
11/01/27	965,000		-	22,195	264,335
05/01/28	965,000	4.600%	225,000	22,195	
11/01/28	740,000		-	17,020	264,215
05/01/29	740,000	4.600%	235,000	17,020	
11/01/29	505,000		-	11,615	263,635
05/01/30	505,000	4.600%	245,000	11,615	
11/01/30	260,000		-	5,980	262,595
05/01/31	260,000	4.600%	260,000	5,980	265,980
TOTAL			**$ 2,675,000**	**$ 913,459**	**$ 3,588,459**

Capital Region
Community Development District
Approved Proposed Budget
Debt Service Series 2021 Capital Improvement Revenue Refunding Bonds

Description	Adopted Budget FY2025	Actuals Thru 4/30/25	Projected Next 5 Months	Projected Thru 9/30/25	Approved Proposed Budget FY 2026
REVENUES:					
Special Assessments-On Roll	$ 318,937	$ 314,577	$ 4,361	$ 318,937	$ 318,937
Interest Earnings	2,750	4,737	1,763	6,500	3,250
Carry Forward Surplus [1]	50,731	62,363	-	62,363	66,925
TOTAL REVENUES	**$ 372,419**	**$ 381,677**	**$ 6,124**	**$ 387,800**	**$ 389,112**
EXPENDITURES:					
Interest - 11/1	$ 25,438	$ 25,438	$ -	$ 25,438	$ 22,063
Interest - 5/1	25,438	-	25,438	25,438	22,063
Principal - 5/1	270,000	-	270,000	270,000	275,000
TOTAL EXPENDITURES	**$ 320,875**	**$ 25,438**	**$ 295,438**	**$ 320,875**	**$ 319,125**
TOTAL EXPENDITURES	**$ 320,875**	**$ 25,438**	**$ 295,438**	**$ 320,875**	**$ 319,125**
EXCESS REVENUES (EXPENDITURES)	**$ 51,544**	**$ 356,239**	**$ (289,314)**	**$ 66,925**	**$ 69,987**

[1] Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26 $ 18,625

Gross Assessments	$ 342,943.04
Less: Discounts & Collections 7%	24,006.01
Net Assessments	$ 318,937.03

Product	Assessable Units	FY26 Gross Per Unit	Total Gross Assessment	Total Net Assessment
Townhomes	60	$ 215.13	$ 12,907.80	$ 12,004.25
Townhomes-1	110	258.87	28,475.70	26,482.40
Single Family 30s	53	282.54	14,974.62	13,926.40
Single Family 40s	28	302.61	8,473.08	7,879.96
Single Family 55s	28	304.76	8,533.28	7,935.95
Single Family 55s-1	82	367.13	30,104.66	27,997.33
Single Family 65s	42	376.47	15,811.74	14,704.92
Single Family 65s-1	69	453.20	31,270.80	29,081.84
Single Family 75s	34	430.26	14,628.84	13,604.82
Single Family 75s-1	43	518.46	22,293.78	20,733.22
Single Family 100s	32	537.82	17,210.24	16,005.52
Single Family 100s-1	89	647.54	57,631.06	53,596.89
1/2 acre	22	645.39	14,198.58	13,204.68
1/2 acre-1	44	777.33	34,202.52	31,808.34
1 acre	25	842.59	21,064.75	19,590.22
1acre-1	11	1,014.69	11,161.59	10,380.28
TOTAL ON ROLL	772		$ 342,943.04	$ 318,937.03

Capital Region

Community Development District

AMORTIZATION SCHEDULE

Debt Service Series 2021 Capital Improvement Refunding Bonds

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/21	$ 2,800,000	2.500%	$ -	$ 43,944	$ 43,944
05/01/22	2,800,000	2.5000%	250,000	35,000	
11/01/22	2,550,000	2.5000%	-	31,875	316,875
05/01/23	2,550,000	2.5000%	255,000	31,875	
11/01/23	2,295,000	2.5000%	-	28,688	315,563
05/01/24	2,295,000	2.5000%	260,000	28,688	-
11/01/24	2,035,000	2.5000%	-	25,438	314,125
05/01/25	2,035,000	2.5000%	270,000	25,438	
11/01/25	**1,765,000**	2.5000%	-	22,063	317,500
05/01/26	1,765,000	2.5000%	275,000	22,063	
11/01/26	1,490,000	2.5000%	-	18,625	315,688
05/01/27	1,490,000	2.5000%	285,000	18,625	
11/01/27	1,205,000	2.5000%	-	15,063	318,688
05/01/28	1,205,000	2.5000%	290,000	15,063	
11/01/28	915,000	2.5000%	-	11,438	316,500
05/01/29	915,000	2.5000%	295,000	11,438	
11/01/29	620,000	2.5000%	-	7,750	314,188
05/01/30	620,000	2.5000%	305,000	7,750	
11/01/30	315,000	2.5000%	-	3,938	316,688
05/01/31	315,000	2.5000%	315,000	3,938	318,938
TOTAL			**$ 2,800,000**	**$ 408,694**	**$ 3,208,694**

Capital Region

Community Development District

Non-Ad Valorem Assessments Comparison

2025-2026

Neighborhood	O&M Units	Bonds Units 2013	Bonds Units 2018A1	Bonds Units 2018A2	Bonds Units 2021	Annual Maintenance Assessments			Annual Debt Assessments									Total Assessed Per Unit		
		refinanced	ex 2008	ex 2011	ex 2011	FY 2026	FY 2025	Increase/ (decrease)	FY 2026				FY 2025				Increase/ (decrease)	FY 2026	FY 2025	Increase/ (decrease)
						O&M	O&M	O&M	Series 2013	Series 2018A1	Series 2018A2	Series 2021	Series 2013	Series 2018A1	Series 2018A2	Series 2021	Total	Total	Total	Total
Apartments	1745	654	586	241	0	$ 276.52	$ 262.91	$ 13.61	$ 306.34	$ 326.50	$ 349.80	$ -	$ 306.34	$ 326.50	$ 349.80	$ -	$ -	$ 1,259.16	$ 1,245.55	$ 13.61
Townhomes	298	82	0	0	60	$ 266.10	$ 252.99	$ 13.10	$ 279.26	$ 297.62	$ -	$ 215.13	$ 279.26	$ 297.62	$ -	$ 215.13	$ -	$ 1,058.11	$ 1,045.00	$ 13.10
Townhomes-1	0	0	0	0	110	$ -	$ -	$ -	$ -	$ -	$ -	$ 258.87	$ -	$ -	$ -	$ 258.87	$ -	$ 258.87	$ 258.87	$ -
Duplex	0	0	0	0	0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Single Family 30s	53	0	0	0	53	$ 291.44	$ 277.09	$ 14.35	$ -	$ -	$ -	$ 282.54	$ -	$ -	$ -	$ 282.54	$ -	$ 573.98	$ 559.63	$ 14.35
Single Family 40s	250	153	69	0	28	$ 310.45	$ 295.16	$ 15.29	$ 326.45	$ 346.64	$ -	$ 302.61	$ 326.45	$ 346.64	$ -	$ 302.61	$ -	$ 1,286.15	$ 1,270.86	$ 15.29
Single Family 55s	371	107	154	0	28	$ 376.96	$ 358.40	$ 18.56	$ 396.08	$ 421.04	$ -	$ 304.76	$ 396.08	$ 421.04	$ -	$ 304.76	$ -	$ 1,498.84	$ 1,480.28	$ 18.56
Single Family 55s-1	0	0	0	0	82	$ -	$ -	$ -	$ -	$ -	$ -	$ 367.13	$ -	$ -	$ -	$ 367.13	$ -	$ 367.13	$ 367.13	$ -
Single Family 65s	382	127	144	0	42	$ 465.66	$ 442.74	$ 22.93	$ 488.91	$ 519.95	$ -	$ 376.47	$ 488.91	$ 519.95	$ -	$ 376.47	$ -	$ 1,850.99	$ 1,828.07	$ 22.93
Single Family 65's-1	0	0	0	0	69	$ -	$ -	$ -	$ -	$ -	$ -	$ 453.20	$ -	$ -	$ -	$ 453.20	$ -	$ 453.20	$ 453.20	$ -
Single Family 75s	209	56	76	0	34	$ 532.18	$ 505.98	$ 26.20	$ 559.30	$ 594.36	$ -	$ 430.26	$ 559.30	$ 594.36	$ -	$ 430.26	$ -	$ 2,116.10	$ 2,089.90	$ 26.20
Single Family 75s-1	0	0	0	0	43	$ -	$ -	$ -	$ -	$ -	$ -	$ 518.46	$ -	$ -	$ -	$ 518.46	$ -	$ 518.46	$ 518.46	$ -
Single Family 85s	111	77	34	0	0	$ 579.19	$ 550.67	$ 28.52	$ 605.72	$ 644.25	$ -	$ -	$ 605.72	$ 644.25	$ -	$ -	$ -	$ 1,829.16	$ 1,800.64	$ 28.52
Single Family 90s	26	0	26	0	0	$ 654.67	$ 622.44	$ 32.23	$ -	$ 693.71	$ -	$ -	$ -	$ 693.71	$ -	$ -	$ -	$ 1,348.38	$ 1,316.15	$ 32.23
Single Family 100s	205	40	44	0	32	$ 665.24	$ 632.49	$ 32.75	$ 698.55	$ 743.17	$ -	$ 537.82	$ 698.55	$ 743.17	$ -	$ 537.82	$ -	$ 2,644.78	$ 2,612.03	$ 32.75
Single Family 100s-1	0	0	0	0	89	$ -	$ -	$ -	$ -	$ -	$ -	$ 647.54	$ -	$ -	$ -	$ 647.54	$ -	$ 647.54	$ 647.54	$ -
1/2 Ac	160	73	21	0	22	$ 798.30	$ 758.99	$ 39.31	$ 838.57	$ 891.99	$ -	$ 645.39	$ 838.57	$ 891.99	$ -	$ 645.39	$ -	$ 3,174.25	$ 3,134.94	$ 39.31
1/2 Ac-1	0	0	0	0	44	$ -	$ -	$ -	$ -	$ -	$ -	$ 777.33	$ -	$ -	$ -	$ 777.33	$ -	$ 777.33	$ 777.33	$ -
1Ac	40	3	0	0	25	$ 1,042.22	$ 990.90	$ 51.31	$ 1,094.64	$ -	$ -	$ 842.59	$ 1,094.64	$ -	$ -	$ 842.59	$ -	$ 2,979.45	$ 2,928.13	$ 51.31
1Ac-1	0	0	0	0	11	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,014.69	$ -	$ -	$ -	$ 1,014.69	$ -	$ 1,014.69	$ 1,014.69	$ -
ACLF	101	0	101	0	0	$ 139.65	$ 132.77	$ 6.88	$ -	$ 156.69	$ -	$ -	$ -	$ 156.69	$ -	$ -	$ -	$ 296.34	$ 289.46	$ 6.88
Blended Commercial	143.52	28.97	0	0	0	$ 3,105.21	$ 2,952.32	$ 152.89	$ 1,779.79	$ -	$ -	$ -	$ 1,779.79	$ -	$ -	$ -	$ -	$ 4,885.00	$ 4,732.11	$ 152.89
Blended Commercial	0	58.464	0	0	0	$ -	$ -	$ -	$ 3,249.41	$ -	$ -	$ -	$ 3,249.41	$ -	$ -	$ -	$ -	$ 3,249.41	$ 3,249.41	$ -
Blended Commercial	0	2.12	0	0	0	$ -	$ -	$ -	$ 3,249.08	$ -	$ -	$ -	$ 3,249.08	$ -	$ -	$ -	$ -	$ 3,249.08	$ 3,249.08	$ -
Blended Commercial	0	1.415	0	0	0	$ -	$ -	$ -	$ 3,249.05	$ -	$ -	$ -	$ 3,249.05	$ -	$ -	$ -	$ -	$ 3,249.05	$ 3,249.05	$ -
Blended Commercial	0	3.62	0	0	0	$ -	$ -	$ -	$ 3,249.07	$ -	$ -	$ -	$ 3,249.07	$ -	$ -	$ -	$ -	$ 3,249.07	$ 3,249.07	$ -
Golf Club	1	0	0	1	0	$ 17,051.95	$ 16,212.38	$ 839.57	$ -	$ -	$21,400.59	$ -	$ -	$ -	$21,400.59	$ -	$ -	$ 38,452.54	$ 37,612.97	$ 839.57
Catholic School	1	0	0	1	0	$ 13,511.73	$ -	$13,511.73	$ -	$ -	$20,520.07	$ -	$ -	$ -	$20,520.07	$ -	$ -	$ 34,031.80	$ 20,520.07	$13,511.73
Southwood House	0.39	0	0	0	0	$ 3,105.21	$ 2,952.32	$ 152.89	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 3,105.21	$ 2,952.32	$ 152.89
Cottages	0	0	0.75	0	0	$ -	$ -	$ -	$ -	$ 3,456.73	$ -	$ -	$ -	$ 3,456.73	$ -	$ -	$ -	$ 3,456.73	$ 3,456.73	$ -
Commercial	0	0	0	43.372	0	$ -	$ -	$ -	$ -	$ -	$ 3,690.94	$ -	$ -	$ -	$ 3,690.94	$ -	$ -	$ 3,690.94	$ 3,690.94	$ -
Commercial-2	0	0	0	3.84	0	$ -	$ -	$ -	$ -	$ -	$ 2,207.33	$ -	$ -	$ -	$ 2,207.33	$ -	$ -	$ 2,207.33	$ 2,207.33	$ -
Total	4096.9	1466.59	1255.8	290.212	772															

NINTH ORDER OF BUSINESS

B.

1.

CRCDD Weekly Review

Monday	Tuesday	Wednesday	Thursday	Friday
4/28/25	**4/29/25**	**4/30/25**	**5/1/25**	**5/2/25**
Weather of the Week				
93° Hi 62° Lo 0.00" Rain	87° Hi 67° Lo 0.00" Rain	87° Hi 68° Lo 0.00" Rain	86° Hi 65° Lo 0.00" Rain	87° Hi 62° Lo 0.00" Rain
Full Maintenance				
Biltmore Ave (Units 16,2,25) Central Park:Park Crossing Trail Park UNIT 14:Avon Park UNIT 14:Buffers UNIT 23:Parks, Ponds & Green Spaces UNIT 27:New Village	Schoolhouse Rd (Units 3,4) Shumard Oaks Blvd West (Unit 35) TR209A UNIT 1:Mulberry Park Blvd UNIT 16:Faulkner RoW UNIT 16:FL230 UNIT 16:Poe Park UNIT 16:Salinger & Sidewalk, Poe, Faulkner & Park UNIT 16:Salinger Way UNIT 35:Merchants Row West UNIT 4:Terrebone Dr. UNIT 5:Natural Area by Urban Park		UNIT 2:Butterfly Parks UNIT 20:Esplanade North (Unit 20) UNIT 25:Longfellow Park & Pocket Parks UNIT 37:Esplanade Nature Trail UNIT 37:Green Space	Bermuda Plot (CP) UNIT 2:Butterfly Parks UNIT 25:Longfellow Park & Pocket Parks
Standard Maintenance				
UNIT 27:TR221A UNIT 27:TR221B	Central Park NON-UNIT:Merchants Row / Four Oaks Fiel TR209A UNIT 16:Salinger Drainage Easement (LF) UNIT 5:Four Oaks (Shumard to Tram) UNIT 5:TR216	Central Park UNIT 17:Lake Verdura Easement	UNIT 20:WD162 on Esplanade North UNIT 5:Capital Circle SE Buffer	Central Park
Debris Cleanup				
UNIT 27:New Village UNIT 35:Merchants Row West				ROWS, Parks, Ponds & Common Areas
Hand Weeding				
	NON-UNIT:FL040 - Mossy Creek		Blair Stone Rd (Units 5,17)	UNIT 10:Green Spaces (2) UNIT 10:New Dawn Park
Pruning				
	Trees - Remove sucker growth	Trees - Remove sucker growth	Trees - Remove sucker growth	
Fertilizer				
UNIT 20:Esplanade North (Unit 20)	Esplanade Way (Units 5,20) UNIT 29:Coneflower Drive Unit 32:Lantana Lane Unit 32:Overcup Way	UNIT 1:Verdura Point Park UNIT 18:Cummings Park UNIT 23:Riverton Park (Four Oaks to Summ	UNIT 1:Verdura Point Park UNIT 19:Twain Park UNIT 2:Butterfly Parks UNIT 25:Longfellow Park & Pocket Parks	UNIT 19:Twain Park UNIT 2:Butterfly Parks
Pre-Emergent: Product used - Coastal (also a Post-Emergent)				
UNIT 20:Esplanade North (Unit 20)	Esplanade Way (Units 5,20) UNIT 29:Coneflower Drive Unit 32:Lantana Lane Unit 32:Overcup Way	UNIT 1:Verdura Point Park UNIT 18:Cummings Park UNIT 23:Riverton Park (Four Oaks to Summ	UNIT 1:Verdura Point Park UNIT 2:Butterfly Parks UNIT 25:Longfellow Park & Pocket Parks	UNIT 2:Butterfly Parks
Non-Selective: Product used - Diquat & Compare-N-Save				
NON-UNIT:FL040 - Mossy Creek NON-UNIT:Goldenrod & FL162	NON-UNIT:FL040 - Mossy Creek Orange Ave	UNIT 23:WD235		UNIT 10:Green Spaces (2) UNIT 10:New Dawn Park

Irrigation Repairs

Controller	Unit Number	Date	Repair	Invoice Number
27	2	4/29	Irrigation Repair	#197822
11	Unit 4	4/28	Mainline Repair	#197820
14	26	4/30	Irrigation Repair	#197824
1	5	30-Apr	Irrigation Repair	#197826
2	2--5	1-May	Irrigation Repair	#197827

Additional Contracted Work

Invoice Number	Description			Date
#197811	Artemis Way - Tree Removal			5/12/2025

Accidents/Incidents: None

Safety and Training: Weekly "Toolbox" Safety Meeting

Routine Service:

Bi-weekly maintenance of Dogi Pots throughout the district.

Bi-weekly removal of debris from grates troughout the district.

Daily maintenance of trash cans troughout the district.

Daily blowing of Merchant's Row at Town Center and Tot Lot.

Weekly blowing and debris cleanup of Unit #10, Mossy Creek, Esplanade Trail, Barringer Hill Trail and Central Park Trails as needed.

CRCDD Weekly Review

Monday	Tuesday	Wednesday	Thursday	Friday
5/5/25	**5/6/25**	**5/7/25**	**5/8/25**	**5/9/25**
Weather of the Week				
85° Hi 55° Lo 0.00" Rain	84° Hi 63° Lo 0.00" Rain	89° Hi 68° Lo 0.00" Rain	92° Hi 71° Lo 0.00" Rain	94° Hi 71° Lo 0.00" Rain
Full Maintenance				
Central Park:Park Crossing Trail Park Four Oaks Blvd (Units 1,17,29) UNIT 1:Verdura Point Park UNIT 18:Cummings Park UNIT 23:Riverton Park (Four Oaks to Summ UNIT 7:Riverton (Grove Park to Four Oaks)	Blair Stone Rd (Units 5,17) LSF-3:Maple Ridge Common Areas & ROWS LSF-7:Biltmore ROW UNIT 10:Green Spaces (2) UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 10:Trails UNIT 10:WD141 UNIT 10:WD160	NON-UNIT:Dog Park NON-UNIT:LDR-5 (ph 1 & 2) NON-UNIT:LDR-5 (ph 3) Orange Ave Shumard Oak Blvd (Units 3,5) UNIT 14:Green Space UNIT 2:Carollton Park UNIT 29:Orange Ave (Mossy Creek to Four Unit 32:Orange Ave UNIT 4:Grove Park Dr UNIT 7:Grove Park Dr	Central Park:FL131 Swale Central Park:Tot Lot Mossy Creek Lane (Units 4,6,9) UNIT 1:Iberville Park UNIT 1:TC1 Pond (FL130) UNIT 19:Twain Park UNIT 2:Butterfly Parks UNIT 21 & Arch Site:Arch Site Exterior UNIT 26:Strolling Way Parks	NON-UNIT:Schoolhouse Rd. & Biltmore Ext. UNIT 31:Magnolia Park (Rows, Parks & Pon UNIT 35:Merchants Row Entry Feature UNIT 5:Merchants Row UNIT 8:WD140
Standard Maintenance				
UNIT 17:WD253 UNIT 17:WD284 UNIT 18:WD281	LSF-3:Maple Ridge Buffer LSF-7:FL263 LSF-7:Swale & GS (Upon Request) NON-UNIT:Espl/Blair/Overlook Field NON-UNIT:LDR-5 (ph 1 & 2) NON-UNIT:LDR-5 (ph 3) UNIT 20:WD162 on Esplanade North	NON-UNIT:LDR-5 (ph 1 & 2) NON-UNIT:LDR-5 (ph 3)	Central Park:Butterfly Garden Community Garden	NON-UNIT:SB161 UNIT 31:FL265
Debris Cleanup				
			ROWS, Parks, Ponds & Common Areas	
Hand Weeding				
	UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 10:WD160			Central Park:Wildflower Garden
Mulch Installation - Maint.				
	Biltmore Ave (Units 16,2,25) Schoolhouse Rd (Units 3,4) UNIT 2:Newberry Parks UNIT 31:Jasmine Hill UNIT 31:Spiderlily Way	Biltmore Ave (Units 16,2,25)	UNIT 31:Jasmine Hill UNIT 32:Jasmine Hill	UNIT 20:Esplanade North UNIT 5:Esplanade Way UNIT 5: Drayton
Pruning				
	Trees - Remove sucker growth		Trees - Remove sucker growth	
Fertilizer				
	UNIT 5:Merchants Row			
Non-Selective: Product used - Diquat & Compare-N-Save				
	UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 10:WD141 UNIT 10:WD160 UNIT 8:WD140	LSF-3:Maple Ridge Common Areas & ROWS UNIT 8:WD140	LSF-3:Maple Ridge Common Areas & ROWS UNIT 2:Butterfly Parks UNIT 2:Carollton Park UNIT 2:Newberry Parks UNIT 2:Tremont	FL080

Irrigation Repairs

Controller	Unit Number	Date	Repair	Invoice Number
06	CP	5/6	Irrigation Repair	#197812
02	2--5	5/6	Mainline Repair	#197813
11	4	5/7	Irrigation Repair	#197814
02	5	5/7	Irrigation Repair	#197816
02	2--5	5/8	Irrigation Repair	#197817
07	23	5/8	Irrigation Repair	#197818
07	23	5/9	Irrigation Repair	#197819

Additional Contracted Work

Invoice Number	Description			Date
#197751	WD235 - 4212 Summertree - Pond Bottom Mowing			4/30/2025
#197753	TR216 - Pond Bottom Mowing			4/30/2025
#197752	TR221A & TR221B - Ponds in New Village; Pond Bottom Mowing & Repair Cap			4/30/2025
#197757	CP: Butterfly Garden - Spring Planting			4/30/2025
#197829	Tree Removal: WD282			5/9/2025

Proposals

Description	Proposal Number
Tree Removal: Overlook Park	#063275
Tree Removal: Unit 10 trail	#063276

Accidents/Incidents: None

Safety and Training: Weekly "Toolbox" Safety Meeting

Routine Service:

Bi-weekly maintenance of Dogi Pots throughout the district.

Bi-weekly removal of debris from grates troughout the district.

Daily maintenance of trash cans troughout the district.

Daily blowing of Merchant's Row at Town Center and Tot Lot.

Weekly blowing and debris cleanup of Unit #10, Mossy Creek, Esplanade Trail, Barringer Hill Trail and Central Park Trails as needed.

CRCDD Weekly Review

Monday	Tuesday	Wednesday	Thursday	Friday
5/12/25	**5/13/25**	**5/14/25**	**5/15/25**	**5/16/25**
Weather of the Week				
83° Hi 66° Lo 0.00" Rain	85° Hi 63° Lo 0.00" Rain	91° Hi 63° Lo 0.00" Rain	95° Hi 67° Lo 0.00" Rain	97° Hi 69° Lo 0.00" Rain
Full Maintenance				
	Blair Stone Rd (Units 5,17) NON-UNIT:Goldenrod & FL162 Schoolhouse Rd (Units 3,4) UNIT 1:Mulberry Park Blvd UNIT 16:Poe Park UNIT 16:Salinger & Sidewalk, Poe, Faulkner UNIT 16:Salinger Way UNIT 2:Newberry Parks UNIT 2:Tremont UNIT 29:Coneflower Park UNIT 30:Woodland Fields Park Unit 32:Coneflower ROW Unit 32:Park (off Mossy & Coneflower) UNIT 4:Terrebone Dr.	Biltmore Ave (Units 16,2,25) Central Park:Park Crossing Trail Park UNIT 1:Barringer Hill Nature Trail UNIT 14:Avon Park UNIT 14:Buffers UNIT 16:Faulkner RoW UNIT 2:Carollton Park UNIT 2:Endicott Park	Hemingway Blvd & Trail (Units 2,4) UNIT 16:Faulkner Park UNIT 2:Butterfly Parks UNIT 20:Esplanade North (Unit 20) UNIT 37:Esplanade Nature Trail UNIT 37:Green Space WD090N (Pond) WD290 (Pond) WD090S (Pond)	FL080 Four Oaks Blvd (Units 1,17,29)
Standard Maintenance				
			NON-UNIT:FL040 - Mossy Creek UNIT 20:WD162 on Esplanade North UNIT 31:FL070 UNIT 31:FL170 & Buffer UNIT 5:Capital Circle SE Buffer	Central Park Community Garden NON-UNIT:FL040 - Mossy Creek
Debris Cleanup				
UNIT 27:New Village UNIT 35:Merchants Row West			ROWS, Parks, Ponds & Common Areas	
Hand Weeding				
Central Park:Wildflower Garden	Central Park:Wildflower Garden	Central Park:Wildflower Garden UNIT 30:Woodland Fields Park		Central Park:Butterfly Garden
Mulch Installation - Maint.				
	Schoolhouse Rd (Units 3,4) UNIT 10:New Dawn Park UNIT 18:Cummings Park UNIT 4:Terrebone Dr.	Orange Ave UNIT 31:Lift Station UNIT 31:Spider Lily Park		
Pruning				
	Trees - Remove sucker growth		Trees - Remove sucker growth	
Non-Selective: Product used - Diquat & Compare-N-Save				
FL080	UNIT 1:Iberville Park UNIT 1:Verdura Point Park UNIT 5 UNIT 5:Drayton Drive		Four Oaks Blvd (Units 1,17,29) UNIT 14:Avon Park UNIT 14:Buffers UNIT 14:Green Space UNIT 16:Faulkner RoW UNIT 17:Shady View Pond (WD260) UNIT 36:Bluff Oak Way	Biltmore Ave (Units 16,2,25) Schoolhouse Rd (Units 3,4) UNIT 4:Terrebone Dr.
Irrigation Inspection				
Controller 20; Unit 5 - Wet Test				

Irrigation Repairs

Controller	Unit Number	Date	Repair	Invoice Number
07	23	5/15	Irrigation Repair	#197837
05	3	5/15	Mainline Repair	#197838
31	LSF-3	5/16	Irrigation Repair	#197839

Additional Contracted Work

Invoice Number	Description			Date
197834	Tree Removal: Overlook Park			5/16/2025
197830	CP: Wildflower Garden			5/15/2025
#197840	Installation of Benches - Central Park and Maple Ridge			5/16/2025

Proposals

Description	Proposal Number
Tree Removal Unit 10: Trail	#063276

Accidents/Incidents: None

Safety and Training: Weekly "Toolbox" Safety Meeting

Routine Service:

Bi-weekly maintenance of Dogi Pots throughout the district.

Bi-weekly removal of debris from grates troughout the district.

Daily maintenance of trash cans troughout the district.

Daily blowing of Merchant's Row at Town Center and Tot Lot.

Weekly blowing and debris cleanup of Unit #10, Mossy Creek, Esplanade Trail, Barringer Hill Trail and Central Park Trails as needed.

CRCDD Weekly Review

Monday	Tuesday	Wednesday	Thursday	Friday
5/19/25	**5/20/25**	**5/21/25**	**5/22/25**	**5/23/25**
Weather of the Week				
93° Hi 71° Lo 0.00" Rain	96° Hi 67° Lo 0.00" Rain	90° Hi 75° Lo 0.00" Rain	91° Hi 68° Lo 0.00" Rain	95° Hi 63° Lo 0.00" Rain
Full Maintenance				
Central Park:Park Crossing Trail Park Four Oaks Blvd (Units 1,17,29) NON-UNIT:LDR-5 (ph 1 & 2) NON-UNIT:LDR-5 (ph 3) UNIT 1:Iberville Park UNIT 1:Verdura Point Park UNIT 14:Avon Park UNIT 14:Buffers UNIT 18:Cummings Park UNIT 35:Merchants Row Entry Feature UNIT 36:Bluff Oak Way UNIT 5:Merchants Row UNIT 7:Riverton (Grove Park to Four Oaks) UNIT 8:WD140	LSF-3:Maple Ridge Common Areas & ROWS NON-UNIT:LDR-5 (ph 1 & 2) NON-UNIT:LDR-5 (ph 3) Schoolhouse Rd (Units 3,4) UNIT 10:Green Spaces (2) UNIT 10:New Dawn Park UNIT 10:Overlook Park UNIT 10:Trails UNIT 10:WD141 UNIT 10:WD160 UNIT 16:FL230 UNIT 16:Poe Park UNIT 16:Salinger & Sidewalk, Poe, Faulkner & Park UNIT 16:Salinger Way UNIT 31:Jasmine Hill UNIT 4:Terrebone Dr.	Bermuda Plot (CP) Orange Ave Shumard Oak Blvd (Units 3,5) UNIT 14:Green Space UNIT 23:Parks, Ponds & Green Spaces UNIT 31:Magnolia Park (Rows, Parks & Pon UNIT 4:Grove Park Dr UNIT 7:Grove Park Dr	Central Park:FL131 Swale Central Park:Tot Lot Hemingway Blvd & Trail (Units 2,4) UNIT 2:Butterfly Parks UNIT 2:Newberry Parks UNIT 4:Grove Park Dr	Orange Ave UNIT 29:Orange Ave (Mossy Creek to Four Unit 32:Orange Ave
Standard Maintenance				
Central Park UNIT 17:Shady View Pond (WD260) UNIT 17:Verdura Lake Green Space UNIT 17:WD253 UNIT 17:WD284 UNIT 18:WD281	LSF-3:Maple Ridge Buffer UNIT 1:WD240 UNIT 16:Salinger Drainage Easement (LF) UNIT 17:Lake Verdura Conservation UNIT 17:WD284	Central Park:West Side UNIT 31:FL265	Central Park Central Park:Butterfly Garden	Central Park NON-UNIT:Merchants Row / Four Oaks Fiel UNIT 5:TR216
Debris Cleanup				
UNIT 27:New Village UNIT 35:Merchants Row West		ROWS, Parks, Ponds & Common Areas		
Hand Weeding				
Shumard Oaks Blvd West (Unit 35) UNIT 35:Merchants Row Entry Feature				UNIT 19:Twain Park UNIT 29:Coneflower Park WD090S (Pond)
Mulch Installation - Maint.				
Hemingway Blvd & Trail (Units 2,4) Orange Ave	Hemingway Blvd & Trail (Units 2,4)	UNIT 5:Drayton Drive		
Pruning				
	Trees - Remove sucker growth		Trees - Remove sucker growth	Utility Boxes
Non-Selective: Product used - Diquat & Compare-N-Save				
Esplanade Way (Unit 5) Shumard Oaks Blvd West (Unit 35) TR209A UNIT 35:Merchants Row Entry Feature UNIT 4:Grove Park Dr	Central Park:Tot Lot Central Park:Wildflower Garden NON-UNIT:Artemis Way TR209A UNIT 27:New Village UNIT 27:TR221A UNIT 35:Merchants Row West	NON-UNIT:TR230 UNIT 27:TR221B	Blair Stone Rd (Units 5,17) NON-UNIT:LDR-5 Trail WD090N (Pond) WD290 (Pond)	UNIT 17:WD253 WD090S (Pond)
Irrigation Inspection				
Controller 20, Orange Ave Controller 23, Unit 31	Controller 23, Unit 17 Controller 20, Orange Ave		Controller 10, Unit 29, 30, FL170 & FL080 Controller 15, Unit Orange Ave & Ponds	Controller 4, Unit 1 & TC1 Pond
Irrigation Troubleshooting (In Contract)				

Irrigation Repairs

Controller	Unit Number	Date	Repair	Invoice Number
23	17	5/20	Irrigation Repair	#197844
31	LSF-3	5/19	Irrigation Repair	#197842
10	29	5/19	Irrigation Repair	#197841
12	21	5/21	Valve Replace	#197850
28	31	5/21	Irrigation Repair	#197851
23	17	5/22	Irrigation Repair	#197852
15	Orange Ave	5/22	Irrigation Repair	#197853
10	29	5/22	Irrigation Repair	#197854
4	1	5/23	Irrigation Repair	#197855

Additional Contracted Work

Invoice Number	Description			Date
#197845	LDR-5 Ph 1, 2, &3 - Mowing			5/22/2025
#197846	Wildflower Plot - Non-Selective Herbicide			5/20/2025

N/C Services:

Unit	Date	Description		
28	5/19/25	Repair 2 valves - Mower Damage		

Accidents/Incidents: None

Safety and Training: Weekly "Toolbox" Safety Meeting

Routine Service:

Bi-weekly maintenance of Dogi Pots throughout the district.

Bi-weekly removal of debris from grates troughout the district.

Daily maintenance of trash cans troughout the district.

Daily blowing of Merchant's Row at Town Center and Tot Lot.

Weekly blowing and debris cleanup of Unit #10, Mossy Creek, Esplanade Trail, Barringer Hill Trail and Central Park Trails as needed.

2.

Capital Region
Community Development District

To: Board of Supervisors

From: Corbin deNagy, Operations Manager – GMS

Subject: Operations Report – May 2025

The following is a summary of items related to field operations of the Capital Region Community Development District:

Week 1 (May 1 – May 9)

- Contacted by City of Tallahassee Risk Management about my DigiTally ticket on the Artemis Way street light boxes. Explained that I don't have any additional information. Sent an email to Tallahassee Classical School simply to inform them. Verified with All-Pro that the irrigation system on Artemis wasn't damaged and is working properly.
- Responded to resident request to review and provide feedback on outdoor gym equipment proposal.
- Discussed Four Oaks/Merchants Row landscape proposal with All-Pro. Requested revised proposal with the goal of reduced pricing.
- Additional coordination with FSU and All-Pro for accessing the Dickinson site.
- Contacted SignsNow for replacement alligator sign near the connector bridge in Central Park.
- Discussed utility easement in Maple Ridge with Robert Berlin and developer (Lot 1, Block H). Approximately 3.8' between property line and utility easement. Robert to work with developer to determine desired location of tie-in and then work on survey and access agreement.
- Finalized site furniture proposal in Maple Ridge.
- Inspected creek behind stormwater pond 235. According to Weather Underground, we received approximately 0.92 inches in a 24-hour period over Saturday/Sunday, but there was no water in the creek.
- Inspected stormwater pond TR-230.
- Inspected stormwater pond WD-281. Removed trash from pond bottom.
- Inspected stormwater ponds WD-290 and WD-90S.
- Inspected the Tot Lot equipment. Found three loose bolts on the swings. Tightened all bolts. Issue appears to be people flipping the swings to raise the height of the paddle seat. Put wear mats back in place under the swings and at the bottom of the slides. Cleared mulch off the wear mats and mulch/sand on the playground equipment.
- Contacted by resident (via HOA) regarding pine trees in Overlook Park. Went on-site to look at the trees. Requested quote from All-Pro to remove (2) pine trees,
- Spoke with homeowner regarding Mission Lake maintenance responsibilities. Explained the lake is owned by the St. Joe Company. Spoke with Maple Ridge developer and called homeowner back. Explained the CDD is not involved with the maintenance.
- Repaired three areas along the Central Park Trail.





- Was informed that a vehicle struck a streetlight on the Four Oaks/Blair Stone roundabout. Went on-site to picture the damage. Sent the City of Tallahassee an issue via DigiTally. Streetlight 106169.



- Sent email to Girls on The Run Executive Director and requested a sweep of 5K signs left along the Central Park Lake Trail.
- Reviewed All-Pro bid proposal spreadsheet in comparison to bid template spreadsheet.

- Received May 2025 ARC Meeting Agenda from the HOA. Reviewed the agenda and requested additional information about a fence gate addition.
- Inspected stormwater pond TR-216.
- Met with All-Pro on-site in Maple Ridge to discuss options for preventing vehicles from accessing Mission Lake from around the swale and stormwater pond WD-282. Lots of trash around the pond. All-Pro is removing the trash.
- Phone call with City of Tallahassee Growth Management regarding TC-1 preliminary plat and alleyway ownership.
- Prepared for (put out/picked up signs, set up meeting room) and attended Board meeting.
- Worked with Supervisor Rojas to schedule meeting with homeowners regarding fence encroachment.

Week 2 (May 12 – May 16)

- Attended City of Tallahassee Development Review Committee meeting (TSD250003 – The Collection at Central Park, TDA250002 (DRI) and TRZ250005 (PUD)). Brief discussion with City of Tallahassee staff and Town Center developer.
- Approved proposals from All-Pro to remove (1) tree along the Unit 10 trail and (2) trees in Overlook Park.
- All-Pro alerted me to tree trimming being done on Terrebone. Went on-site and spoke to City of Tallahassee Electric & Gas Utility staff. The City is working to fix all broken streetlights throughout SouthWood, and they need to trim tree limbs back to get the bucket lift up to the light.
- Inspected creek in Unit 23 to see if there was any impact from the rain this past weekend (Weather Underground reports 0.17" on Sunday). No water in the creek.
- Contacted by resident in Unit 23 concerned with tree limbs over their property. Went on-site and found no dead wood. The tree appears to be healthy. Explained the homeowner can trim limbs back that are on their property. Requested All-Pro remove dead wood at a nearby pine tree (no concern to homeowner property damage but the limb is over electric pedestal).
    - Homeowner will arrange to have the branches trimmed over his property.
- Inspected cold patch done last week on the Central Park Trail. Patch has hardened. Removed traffic cone.
- Requested All-Pro inspect tree recently planted in Central Park.
    - All-Pro went on-site and confirmed (1) Tupelo and (1) Live Oak will be put on the warranty list for this Fall.
- Lake Doctors completed treatment in Lake Verdura and stormwater pond FL-130.
- Responded to HOA inquiry regarding alleyway use for the 4th of July Golf Cart Parade.
- Met with Supervisor Rojas and both homeowners on-site to discuss fence encroachment.
- Contacted City of Tallahassee Code Enforcement and requested an extension on the pending utility easement encroachment case.
- Followed up with SE Concrete regarding previously discussed projects.
    - Possibly start next week. Will know more by Friday.
- Contacted vendor for an annual low frequency playground inspection quote.
- Started review of TC-1 site plan including proposed alleyways and common areas.
- Lake Doctors sent notification that the monthly cost for maintenance in stormwater pond FL-130 will increase by $10 (increase from $332/month to $342/month). Requested the District Accountant update the Approved Proposed Budget to reflect the price increase.

- Spoke to St. Joe representative regarding Blair Stone entry sign license agreement and LDR-5 common areas.
    - Received follow-up emails confirming no objection to the entry sign or site furniture in LDR-5.
- Follow up call with City of Tallahassee Code Enforcement regarding utility easement encroachment case.
- Met with All-Pro on-site to review common area in LDR-5, Phase 2. Requested additional mowing. Called homeowner that originally inquired about mowing. Left a voicemail.
- Requested All-Pro get a quote to remove (3) pines along the LDR-5 trail.
- Contacted City of Tallahassee Growth Management again to confirm stormwater pond inspection requirement and stormwater permit fee waiver. Left voicemail.
    - Follow up call…Growth Management will follow up after they speak with stormwater staff at the City. They want input from them on inspection checklist.
- Inspected stormwater ponds FL-170 and FL-070. Removed trash from around pond banks. Sent All-Pro a note to remind staff to mow so that grass clippings are not blown into the pond.
- During general inspections:
    - Noted LDR-5 common area turf looks good and mostly free of weeds.
    - Drove around the archeological site on Dickinson to review condition of the surrounding fence. No issues.
    - Found streetlight on during the day (Mossy Creek). Submitted issue to the City of Tallahassee via DigiTally.
    - Found damaged electric box on Dunbar. Submitted issue to the City of Tallahassee via DigiTally.
    - Submitted issue to the City of Tallahassee via DigiTally to move Speed Limit sign on Grove Park near Hemingway.
- Met with Robert to discuss TC-1 alleyway site plan.
- Met with All-Pro on-site to discuss bench replacement along Central Park Trail and relocation of two benches in Maple Ridge.
    - During drive through in Maple Ridge, found (2) down street signs. Submitted issues to the City of Tallahassee via DigiTally.
- Responded to TC-1 Engineer with sketch and lighting preference for proposed alleyways.
- Forwarded signed work authorization to Atkins.
- Contacted resident that inquired about a memorial bench back in January 2025…explained the proposed Memorial Program.
- High-frequency inspection of the Tot Lot. Flipped wear mats, flipped swing belts to the proper alignment, removed trash, cleared mulch from the steps. No other issues of note.

Week 3 (May 19 – May 23)

- Responded to resident inquiry (sent via HOA) regarding pond maintenance.
- Phone call from realtor with questions about CDD assessments and property use in LDR-5.
- Met with All-Pro on-site to review tree removal in LDR-5 common area.
- Received inquiry from resident (via HOA) with concern about leak along a sidewalk. Reviewed on-site with All-Pro. Requested the HOA email the homeowner with the leak on their property – likely irrigation issue.

- Responded to inquiry regarding the stormwater pond within the MAA apartment complex. Explained this apartment complex is not part of the CDD.
- Met with SE Concrete on-site to review basin repairs in stormwater ponds WD-141 and WD-253.



- Requested minor update to the Public Facilities Report, Exhibit C (Stormwater Facilities Master Plan) to revise the stormwater layout in Unit 27 (MUOC-3) to reflect both TR221A and TR221B.
- Received several reports of broken irrigation off Spider Lily. Requested All-Pro investigate.
    - All-Pro repaired stuck valve.
- Phone conversation with Town Center developer regarding stormwater modifications as outlined in the updated Stormwater Facilities Master Plan.
    - Left a voicemail with District Counsel.
    - Phone conversation with Robert Berlin regarding same.
- Phone conversation with Supervisor Rojas regarding the updated Stormwater Facilities Master Plan.
- Responded to Supervisor Urban regarding the updated Stormwater Facilities Master Plan.
- Additional conversations with District Counsel, Robert Berlin, and Town Center developer on proposed modification to stormwater pond FL-040.
- Following conversation with District Counsel, sent follow up email to St. Joe regarding the Blair Stone entry sign.
- High-frequency playground inspection. Repositioned wear mats under the swings. Flipped swing belts to their proper alignment. Removed trash from around the playground area. No other issues to note.
- Communication with 68 Ventures and DR Horton representatives regarding Lake Mary Forest maintenance and turnover process. DR Horton will be planting trees closer to the end of the year. At that time, the District will walk-though the property as part of the turnover process.
- Authorized All-Pro to treat cattails around the edges of stormwater pond FL-080.

- During general inspections, found down alleyway streetlight in Unit 25. Reported issue to the City of Tallahassee via DigiTally.



- Phone call with All-Pro to discuss monthly billing process.
- Met with prospective Board member to discuss CDD operations.
- Phone call with resident regarding CDD common area use and potential for memorial donation. Explained potential new Memorial Program.

Week 4 (May 26 – May 29)

- Office closed Monday, May 26 for Memorial Day.
- Vacation on Tuesday, May 27.
- Accepted proposal from All-Pro for tree pruning off Summertree.
- Accepted proposal from All-Pro to remove (8) trees along the LDR-5 trail.
- Accepted proposal from SE Concrete for basin repair in stormwater pond WD-162.
- Received response from St. Joe regarding the Blair Stone entry sign. Forwarded email to District Counsel for review.
    - Emailed Apogee and requested an updated proposal for the Board to consider.
- High-frequency playground inspection. Flipped swing belts to their proper alignment. Removed trash from around the playground area. Found irrigation issue near the Tot Lot/trail. This issue has happened multiple times recently, so requested All-Pro put posts around the irrigation head (assuming golf carts are the cause of the damage).
- Inspected stormwater pond FL-040.
- Walked the trail along Mossy Creek. No issues to note on the bridge behind Hole 3 of the Golf Course.
- Walked the Unit 26 trail. Found three rotted boards and a section of the wooden railing that is loose. Also found small piece of broken concrete along the trail. Met with All-Pro on-site and requested repair.

- Removed sign and trash from the corner of Biltmore/Southwood Plantation.
- Discussion with Kevin Eason (HOA) regarding Blair Stone entry sign, update on outdoor gym equipment proposal that went before the Enhancement Committee, and the vigil being held on Thursday.
- Submitted Right-of-Way permit request for the Blair Stone entry sign.
    - Plans were approved – Project ROW2025-108.
- Received call from resident (via HOA) regarding irrigation system running in a common area beside their property. Went on-site and spoke to the homeowners. Called All-Pro, and they will investigate first thing in the morning.
- Met All-Pro onsite to review several dead trees around stormwater pond FL-080. Requested removal of (12) dead trees. We will present a replacement plan closer to Fall.
    - Requested All-Pro replace (3) missing sand filter caps and screw them into the pipe.
    - Update from All-Pro on cattail treatment in FL-080 – expected to be done next Monday.
    - Update from All-Pro on recent concrete trail repair requests – Unit 10 repaired, Unit 26 will be completed next Monday morning.
- Went to SignsNow to pick up a replacement alligator notice sign near the Central Park connector bridge (by Creative Child). Previous sign was damaged and removed. Worked with Robert to install the replacement sign:



- Traffic incident on Biltmore near Southwood Plantation. Driver drove through the right-of-way and knocked over a stop sign and dogi-pot station. Submitted accident records request to the City of Tallahassee Police Department.
- Received resident concern about large trucks on Avon Park Circle. Responded to the resident and contacted the City of Tallahassee for their input.
- Contacted another concrete vendor for a quote for LDR-5 trail repair.
- Additional communication with Town Center Land Development team regarding common area maintenance responsibilities.

If you have any questions or comments regarding the above information, please contact me at cdenagy@gmsnf.com.

Thank you,

Corbin deNagy
Operations Manager
Governmental Management Services

5.

AtkinsRéalis

Southwood CRCDD

Board of Supervisors Capital Region Community Development District

21 May 2025

Special District Public Facilities Report

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1. PURPOSE AND SCOPE

This report has been prepared at the request of the Capital Region Community Development District to comply with the requirements of 189.08, Florida Statutes, regarding the Special District Public Facilities Report. This report provides general descriptions of the public facilities owned or operated by the CRCDD.

2. GENERAL INFORMATION

The Capital Region Community Development District, a local unit of special-purpose government, was established by Rule 42CC-1, Florida Administrative Code, adopted by the Florida Land and Water Adjudicatory Commission and effective on February 28, 2000 ("Capital Region" or "CRCDD"). Capital Region encompasses approximately 3,287 acres of land located entirely within the jurisdictional boundaries of the City of Tallahassee and Leon County, Florida, and was established to, among other things, finance and manage the acquisition, construction, maintenance and operation of public infrastructure necessary for development to occur within SouthWood. SouthWood is a master-planned community generally located in southeastern Leon County on State Road 319 between Apalachee Parkway and Tram Road. A map identifying the general location of SouthWood and the Capital Region Community Development District is attached hereto as Exhibit A. Approved development within SouthWood generally consists of single- and multi-family residential units, commercial and office space, educational, industrial and hotel uses, an eighteen (18) hole golf course and various open space/recreational uses. The master development plan and the current and expected land uses are further described in Exhibit B. The SouthWood Development of Regional Impact Development Order further defines the expected development within SouthWood and expected demands on public facilities.

3. EXISTING PUBLIC FACILITIES

Recreation, Open Space, and Conservation Areas

The CDD owns or operates existing landscaping conservation, open spaces and recreational areas as generally depicted on Exhibit B; with the exceptions of the Community Center, the Golf Course, and the Community Park property at Four Oaks Blvd and Tram Road. The open spaces and conservation areas provide for an expansive greenway system that covers approximately 1,022 acres, or 31% of SouthWood. Conservation and preservation areas include wetlands, water bodies, and floodplains. The recreation areas include many small passive parks and several neighborhood parks with active and passive uses not necessarily depicted on Exhibit B. The open space areas include a minimum 25-foot upland buffer around conservation and preservation features. Some areas provide additional buffers from the edge of water bodies. The focal point of the greenway system is the 125-acre Central Park directly adjacent to the Town Center on the eastern side. The system of parks and open spaces includes numerous multi-use trails which have been built and maintained by the district, which run the length of the project and are interspersed with the residential and office/retail areas to allow convenient pedestrian access to work and other amenities. These trails along with sidewalks, and bike lanes allow for pedestrian access to all community facilities, reducing reliance on personal automobiles, and providing the opportunity for increased human interaction, while reducing traffic on local roads. The CRCDD also owns and maintains landscaping improvements along the major roadways within SouthWood.

Water and Wastewater Facilities

Lands within SouthWood are supplied potable water, fire protection, and wastewater collection by the City of Tallahassee Underground Utilities Department. There is a network of water mains that disseminate the water to the end users and a network of underground sewer pipes and manholes, which collect the individual household and commercial wastewater flows. They then flow through the system by gravity to various lift stations, the wastewater is pumped to the City of Tallahassee's Wastewater treatment plant at Capital Circle Southwest and Springhill Road for final treatment. Reuse water is also provided to some customers in the district for irrigation from the City of Tallahassee's Tram Road Reuse Facility at the southern edge of the district. All utility mains constructed within the rights-of-way ("ROW") have been dedicated to the City of Tallahassee. Where construction within the ROW was not practical or possible, utilities have been located within utility easements.

Stormwater Management Facilities

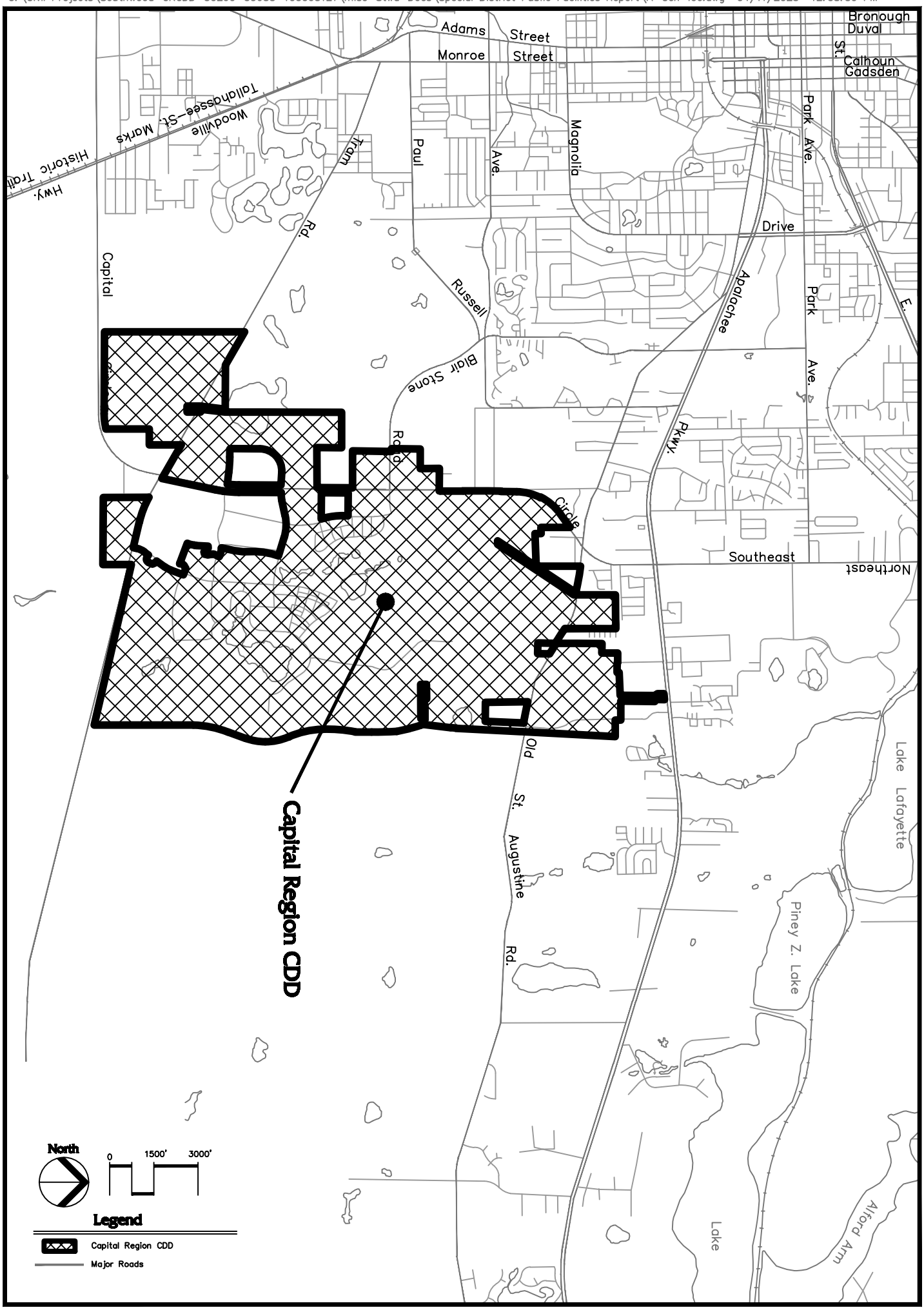
The development within the CRCDD is designed with a master stormwater plan that consists of detention ponds to capture and treat stormwater runoff from developed areas and control structures that regulate the volume of water detained and detention periods. In general, the stormwater runoff will flow from the developed parcels to the roads and conveyance swales and into the ponds via inlet structures and pipes. Generally, the CRCDD owns and operates the ponds associated with the master system, while the City of Tallahassee owns and maintains conveyance pipes within the roadway rights-of-ways. The stormwater master plan is shown on Exhibit C. Existing stormwater management facilities owned or operated by the CRCDD are principally located adjacent to and to the south of Orange Avenue with the exception of currently undeveloped areas located in the southwestern portion of SouthWood.

4. CURRENTLY PROPOSED FACILITIES IN THE NEXT 7 YEARS

The CRCDD currently has no plans to build or expand any public facilities. However, as the private landowners within SouthWood continue development activities on remaining undeveloped property (principally located adjacent to and north or Orange Avenue, and within the southwestern portion of SouthWood), additional public facilities may ultimately be conveyed to the CRCDD for ownership or operation. The CRCDD cannot predict the timing of the private developers' construction and the CRCDD's potential acceptance of any future public facilities.

EXHIBITS

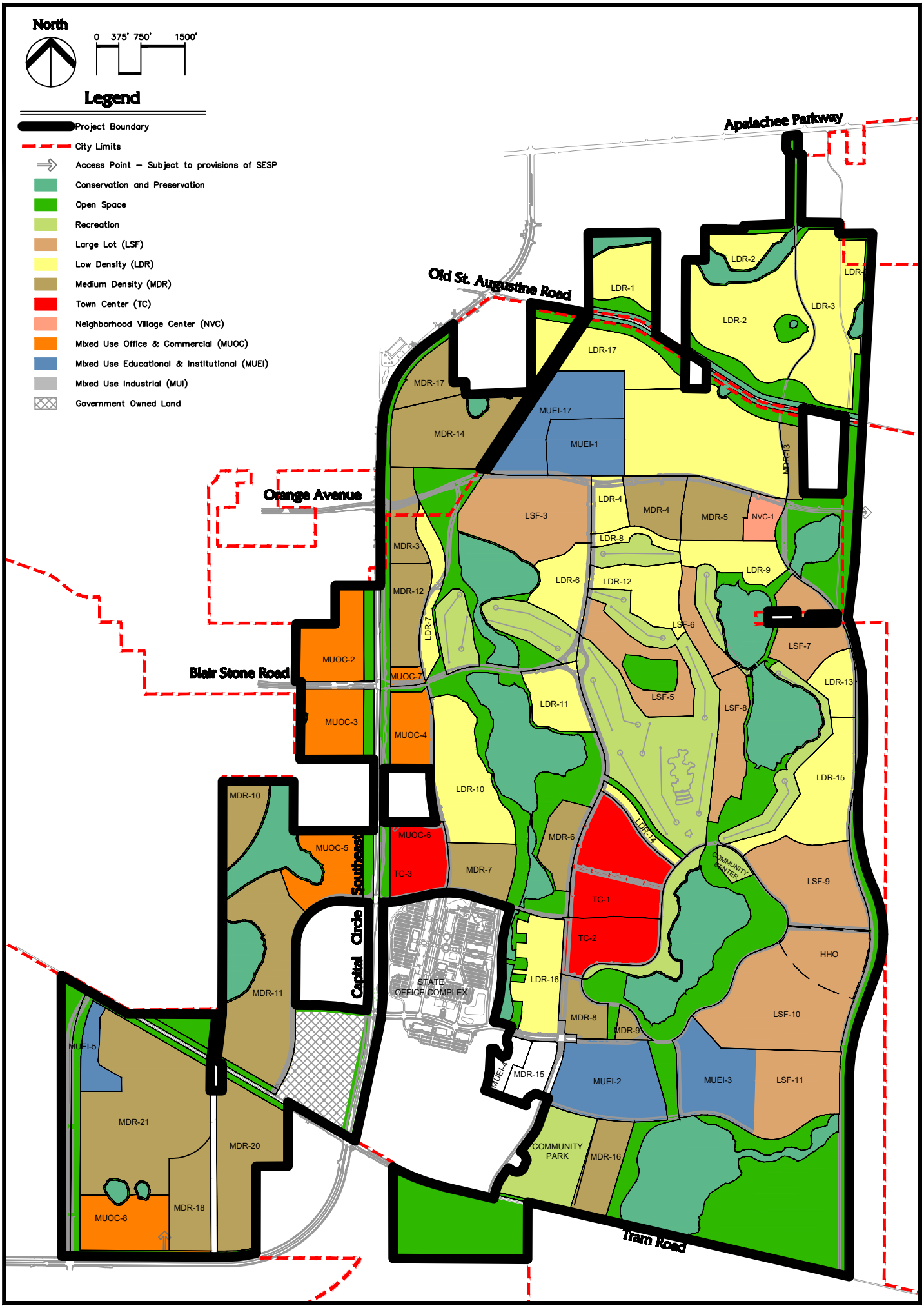
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CAPITAL REGION
Community Development District

GENERAL LOCATION

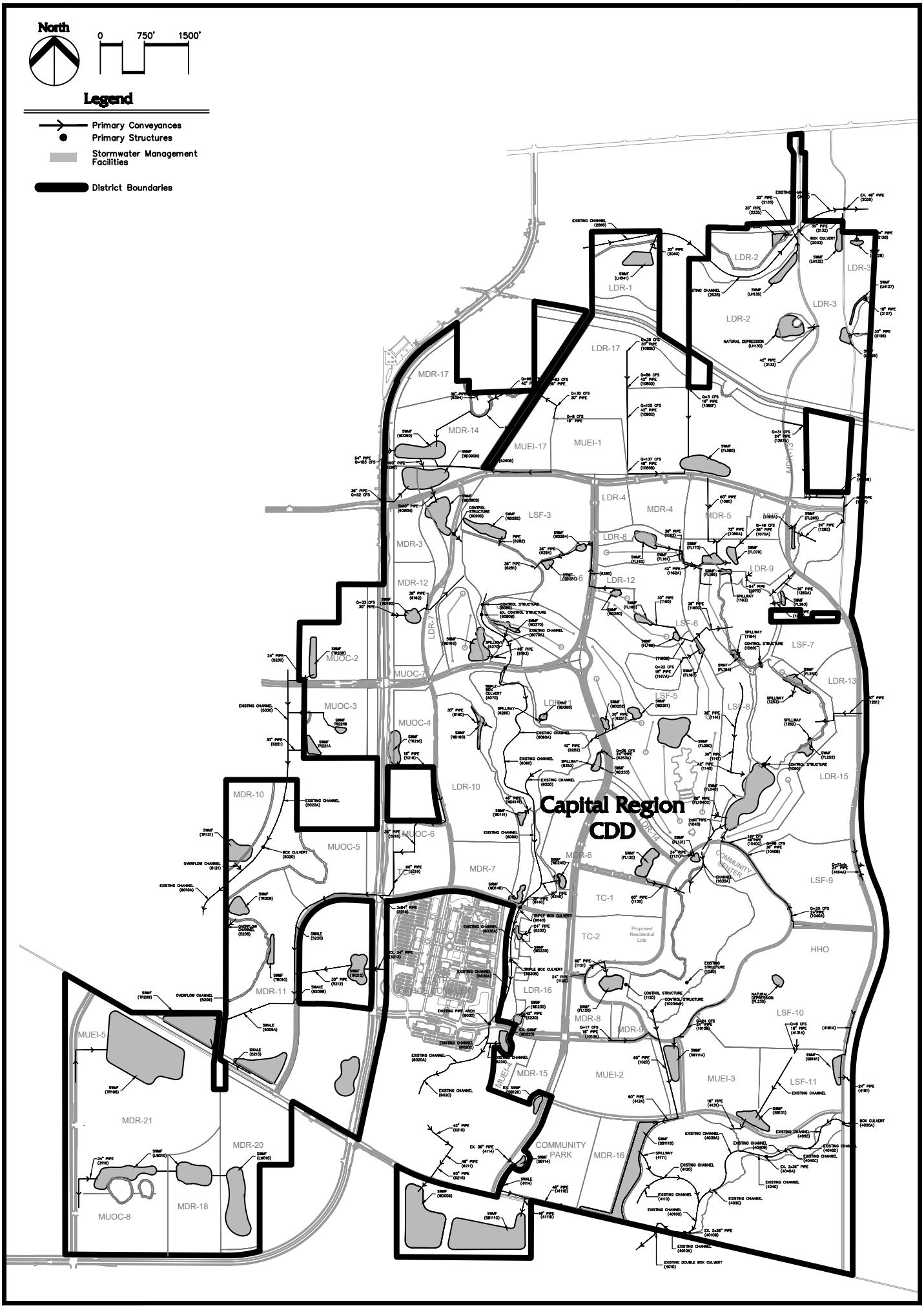
EXHIBIT A



CAPITAL REGION
Community Development District

MASTER DEVELOPMENT PLAN

EXHIBIT B



CAPITAL REGION
Community Development District

STORMWATER FACILITIES MASTER PLAN

EXHIBIT C

AtkinsRéalis



AtkinsRealis USA Inc.
3522 Thomasville Road
Suite 500
Tallahassee, FL 32309

Tel: +1 850 575 1800

6.

CAPITAL REGION COMMUNITY DEVELOPMENT DISTRICT
FACILITY USE APPLICATION – LONG FORM

A. General Information

1. Name of Event: SouthWood July 4th Celebration Date of Event: 7/4/2025
Location of Event / Facility Requested: Central Park Lake
Start Time: 5:00pm End Time: 10:00pm Hours for Setup: 48hrs Hours for Teardown: 24

2. Name of Applicant or Applying Organization: SouthWood Residential Community Association
Address: 3689-4 Coolidge Ct. City: Tallahassee State: FL Zip: 32311
Phone: 850-900-5296 Website: www.mysouthwood.org
Non-Profit Status ID#: _____

3. Name of Event Contact: Nicole Hoffmann, Art of Living Director
Address: 3689-4 Coolidge Ct. City: Tallahassee State: FL Zip: 32311
Phone (W): 850-900-5296 (C): 850-445-7005 Email: southwoodaol@ccmcnet.com

B. Event Information

1. Type of Event (Please check all that apply)
   - [x] Festival
   - [ ] Block Party
   - [ ] Foot Race
   - [ ] Benefit Walk
   - [ ] Public Assembly
   - [ ] Concert
   - [ ] Carnival/Circus
   - [x] Parade
   - [ ] Performing Arts
   - [ ] Reception
   - [ ] Party
   - [ ] Animal Event
   - [x] Other (Please Define): Firework Show
2. Estimated Attendance (Please check one)
   - [ ] 100 or less
   - [ ] 100-500
   - [ ] 500-1,000
   - [ ] 1,000-2,000
   - [x] 2,000-5,000
   - [ ] 5,000-10,000
   - [ ] 10,000-25,000
   - [ ] 25,000-50,000
   - [ ] 50,000-100,000
   - [ ] 100,000-150,000
   - [ ] 150,000-more
   - [ ] Other (Please Define): _____
3. Will fireworks be a part of the event? No ____ Yes Yes
   If yes, who is responsible for displaying them: Deep South Fireworks
4. What type of entertainment will take place? Please check all that apply:
   - [x] Musical
   - [ ] Dance (No Music)
   - [x] Speakers
   - [ ] Other (Please List): Live Band, DJ

Note: A permit from the Tallahassee Fire Department is required prior to any fireworks display. Sound level and noise disturbances will be monitored and handled by the Tallahassee Police Department.

C. Fees

1. Will there be an admission fee charged to the participants? No [✓] Yes [ ] Amount $ ____

2. Will there be an admission fee charged to the spectators? No [✓] Yes [ ] Amount $ ____

3. Will fees be charged to exhibitors/concessionaires? No [ ] Yes [✓] Amount $ 50-100

4. Will there be an activity fee charged? No [ ] Yes [✓] Amount $ 10
Please list all activities: fee only for non-southwood residents

5. Will there be a charge for parking? No [✓] Yes [ ] Amount $ ____
Please list parking lots to be used: Community Center, Golf Club, Town Center
Please list areas for handicap parking: Community Center

D. Vending

1. Will vendors and/or concessionaires be a part of this event? No [ ] Yes [✓]
2. What type of vending will be present? Arts/Crafts [ ] Food [✓] Exhibits [ ]
   Please list any other vendor types: Sponsors will have tents with swag
3. Will you be requesting additional electrical services for vendors? No [✓] Yes [ ]
4. Will you be requesting additional water services for vendors? No [✓] Yes [ ]
5. Are your vendors using generators? No [ ] Yes [✓] If yes, how many? 10-15
6. Will the event require trash receptacles with dumping services? No [ ] Yes [✓]
   Number of receptacles needed: Marpan Dumpster ordered

E. Catering Services

1. Will food and/or non-alcoholic beverages be served and/or sold? No [ ] Yes [✓]

2. Will alcoholic beverages be served and/or sold? No [✓] Yes [ ]

3. Who will dispense the food or beverage (i.e.: caterers, staff, etc.)? Food Trucks

If caterers are being used, please list the names and DBPR license number of each caterer:

_____

_____

Note: All sales tax is to be reported by the Vendor.

F. Restroom Facilities

1. How many portable restroom facilities will you have? 10

Number of handicap facilities 2 Number of handwash sinks 12

2. Where will facilities be located? Near Tennis Courts

3. Which vendor will provide the restrooms? Talquin Portable Restrooms

4. If portable restroom facilities are not used, what restroom facilities with your event be utilizing?

G. Medical Arrangements

1. Will there be ambulatory services on site? No ☐ Yes ☑

Service provided by: Leon County

2. Will there be first aid services on site? No ☐ Yes ☑

Service provided by: Leon County

3. Please describe the placement of first aid stations and/or vehicles:

H. Equipment

1. Will the event include tents? No ☐ Yes ☑

Please specify quantity of tents per each size:

10 x 10 20 10 x 15 _____ 10 x 20 _____ 15 x 15 _____ 20 x 20 _____

Please list any other sizes and their quantity: 40 x 40 Hex Tent

2. Will you be placing banners and/or signs at your event? No ☐ Yes ☑

How many? Vendor location Sizes? 10 x 10

Verbiage: _____

3. Please list the number and location of stages: 1, near grove park to the east of tennis courts

4. Please list the location of staff management command center: SRCA Tent in middle behind courts

5. Please provide your plan for public transportation access and service:

I. Sound and Lighting

1. Who will provide your audio and lighting: DJ's To Go & All Pro light tower

2. Will additional electrical services be needed? No ☑ Yes ☐

Please list locations: _____

J. Street Closures and Security

1. Will the event require security (alcohol, monetary, overnight, etc.)? No ☐ Yes ☑

2. Will the event require street closures? No ☐ Yes ☑

Please indicate which streets will be closed and the times of closure and re-opening:

Street Closed: Hemingway & Biltmore Ave Time Closed: 530 Time Re-Opened: 6:00

Street Closed: Grove Park & Hemingway Time Closed: ↓ Time Re-Opened: ↓

Street Closed: Grove Park & Belle Meade Time Closed: ↓ Time Re-Opened: ↓

Street Closed: Grove Park & Endicott Time Closed: ↓ Time Re-Opened: ↓

Grove Park & Longfellow

Grove Park & Mossy Creek

3. Will the event include a parade? No ☐ Yes ☑ Number of Entries: TBD

Will the parade have a reviewing stand? No ☑ Yes ☐ Announcer? No ☑ Yes ☐

Parade Start Time: 5:30 End Time: 6:00 Setup Time: 5:00pm

Staging Area: _____ _____

Note: The sponsor/event planner will be required to provide police barricade service through the City of Tallahassee Police Department for events that require street closures. In the event a state road is involved, the event planner must secure a permit from the Florida Department of Transportation through the Tallahassee Police Department.

K. Prohibited Practices

Games of Chance, Gambling and Raffles are prohibited.

L. Cancellations

Is a rain date scheduled? No ☐ Yes ☑ Date 7/5/25

Note: There may be times when the District cannot accommodate a date change due to overlapping events. This will be handled on a case-by-case basis.

M. Site Plans and Maps

Please attach with your application a detailed site plan to reflect all venues, exhibits, activities,

equipment, trash receptacles, restrooms, street closures, staging, beer gardens, etc.

N. Insurance Requirements

General liability insurance or other insurance may be required as determined by the District's Board. The District, its staff, consultants and supervisors shall be named as an additional insured on any required general liability insurance. All food vendors and caterers are also required to provide a copy of their current general liability insurance certificate.

O. Indemnification

Each organization, group or individual reserving the use of a District Park Facility agrees to indemnify and hold harmless the Capital Region Community Development District and its respective officers, agents and employees from any and all liability, claims, actions, suits or demands by any person, corporation or other entity, for injuries, death, property damage of any nature, arising out of, or in connection with, the use of the District Park Facilities, including litigation or any appellate proceedings with respect thereto. Nothing herein shall constitute or be construed as a waiver of the District's sovereign immunity granted pursuant to Section 768.28, F.S.

The District and its agents, employees, and officers shall not be liable for, and the user hereby releases all claims for damage to or loss of personal property sustained by the user or any person claiming through the user resulting from any fire, accident, occurrence, theft or condition in or upon the District's parks and recreational facilities.

P. Additional Terms

The District reserves the right to revoke any application approved for an activity, which is found to be in violation of any ordinance, law, or condition of approval.

I have read, understood and agree to abide by all District policies, rules and regulations regarding the use of the Park Facility.

Lisa K. Alcorn
Lisa K. Alcorn (May 30, 2025 16:40 EDT)
_____
Signature

25/05/25
_____
Date

**********OFFICE USE ONLY**********

DEPOSIT: $_____ Date: _____

Received By: _____ Approved By: _____

Conditions of Approval:

_July 4th CDD Permit Request 2025_2025.05.30

Final Audit Report 2025-05-30

Created:	2025-05-30
By:	Southwood Residential (nhoffmann@ccmcnet.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAmjj1TTj1q6MsaHbaY4OsLy7ZfOJtqpDC

"_July 4th CDD Permit Request 2025_2025.05.30" History

Document created by Southwood Residential (nhoffmann@ccmcnet.com)
2025-05-30 - 12:26:32 PM GMT- IP address: 96.87.0.234

Document emailed to Lisa Alcorn (lisa.k.alcorn@gmail.com) for signature
2025-05-30 - 12:26:36 PM GMT

Email viewed by Lisa Alcorn (lisa.k.alcorn@gmail.com)
2025-05-30 - 3:52:12 PM GMT- IP address: 172.225.246.43

Signer Lisa Alcorn (lisa.k.alcorn@gmail.com) entered name at signing as Lisa K. Alcorn
2025-05-30 - 8:39:58 PM GMT- IP address: 163.116.145.33

Document e-signed by Lisa K. Alcorn (lisa.k.alcorn@gmail.com)
Signature Date: 2025-05-30 - 8:40:00 PM GMT - Time Source: server- IP address: 163.116.145.33

Agreement completed.
2025-05-30 - 8:40:00 PM GMT

Adobe Acrobat Sign

C.

2.

MARK S. EARLEY
SUPERVISOR OF ELECTIONS
LEON COUNTY, FLORIDA

April 23, 2025

Capital Region Community Development District
ATTN: Sarah Sweeting
475 West Town Place, Ste. 114
St. Augustine, Florida 32092

Dear Ms. Sweeting:

Our office received your request for the number of registered voters who reside within the Capital Region Community Development District as of April 15, 2025.

The number of active registered voters residing within the Capital Region Community Development District as of April 15, 2025 is 3,883.

I hope you have found this information to be helpful. If you have any questions or concerns, please contact us at Vote@LeonVotes.gov or (850) 606-8683.

Sincerely,

Mark S. Earley
Leon County Supervisor of Elections